

SEND TAX NOTICE TO:

VALUE

\$ 500.00

Nhuong T. Nguyen
615 Cahaba Manor Trail
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH WAS SPECIFICALLY DECLINED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION USED WAS PROVIDED BY THE GRANTOR.

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100.....(\$10.00) Dollars, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, CHAU N. SNODGRASS, A Married Woman, (herein referred to as grantor), do grant, bargain, sell and convey unto CHAU N. SNODGRASS and NHUONG T. NGUYEN (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 20, less and except the East 4.1 feet thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

ALSO, a triangular portion of Lot 21, according to the survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, being more particularly described as follows: Commence at the Northwest corner of said Lot 20 for the Point of Beginning; thence Southerly along the West line of said Lot 20 a distance of 98.39 feet to the SW Corner of Lot 20; thence Westerly along the South line of Lot 21 for a distance of 12.00 feet; thence 96 degrees 57 min. 13 sec. right a distance of 99.12 feet to the NE Lot 21, also being the NW corner of Lot 20 and the point of beginning. Being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1. Taxes for 1999 and subsequent years, not yet due and payable.
2. All Easements, Restrictions, Transmission Line Permits, and Agreements with Alabama Power Co. of record.

The above described property is not the homestead property of the grantor, Chau N. Snodgrass, or of her spouse.

Inst # 1999-10007

03/10/1999-10007
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of March, 1999.

Chau N. Snodgrass (Seal)
CHAU N. SNODGRASS

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chau N. Snodgrass, A Married Woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 1999.

[Signature]
Notary Public
My Commission Expires: 11/5/99

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