


THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Minh H. Nguyen & Phuong A. Trinh
5601 Holland Avenue
Birmingham, Alabama 35224

STATE OF ALABAMA)
COUNTY OF SHELBY)


STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty - Two
Thousand----- and No/100 Dollars (\$ 42,000.00) and other good
and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited
liability company ("Grantor"), by Minh H. Nguyen & Phuong A. Trinh, ^{***}  (Grantee), the receipt and
sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and
convey unto the Grantee, as joint tenants with right of survivorship, the following described real estate
situated in Shelby County, Alabama (the "Premises"), to wit:

Lot 601, according to the Survey of Forest Parks -- 6th Sector 2nd Phase, as recorded in Map
Book 24, at Page 110, Instrument Number 1998-42209, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the
Record Map of Forest Parks, 6th Sector 2nd Phase (3) Easement for Alabama Power Company recorded
in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way
granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127, Volume
133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192, Volume 126, at Page 323, and
Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Title to all mineral
within and underlying the premises, together with all mining rights and other rights, privileges, and
immunities relating thereto, together with any release of liability for injury or damage to persons or
property as a result of the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate
office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in Instrument No 1998-
42210

TO HAVE AND TO HOLD to the Grantee 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 herein 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.


JENNY PHUONG TRINH LE
***PHUONG A. TRINH, GRANTEE HEREIN, IS NOW KNOWN AS ~~JENNY PHUONG TRINH LE~~ by virtue of
Change of Name Case #166461, filed 3/18/99, Jefferson County, Alabama.

\$33,600.00 of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

05/13/1999-20133
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1999-20133

IN WITNESS WHEREOF, the undersigned has executed this conveyance on
the 4th day of May, 1999.

WITNESS:

Forest Parks, LLC, an Alabama limited
liability company

Robert E. Can

By:

John B. Davis, Jr., as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 4th day of May, 1999.

John B. Davis, Jr.
Notary Public

My commission expires: 3/19/2000

Inst • 1999-20133

05/13/1999-20133
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 19.50