

SEND TAX NOTICE TO:  
Julie Thuy Nguyen  
516 Meadow Ridge Circle  
Birmingham, Alabama 35242

This instrument was prepared by  
Frank Steele Jones  
Sexton, Cullen & Jones, P.C.  
3021 Lorna Road, Suite 310  
Birmingham, Alabama 35216

Inst # 2001-36637

08/27/2001-36637  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED 001 CH 11.50

State of Alabama )  
 )  
Shelby County ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Dung Nguyen, and wife Kim D. Nguyen** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Dung Nguyen, a married man and his daughter Julie Thuy Nguyen, an unmarried woman** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 16, according to the Survey of Meadow Brook Cluster Homes, First Sector, as recorded in Map Book 13, page 20 in the Probate Office of Shelby County, Alabama.**

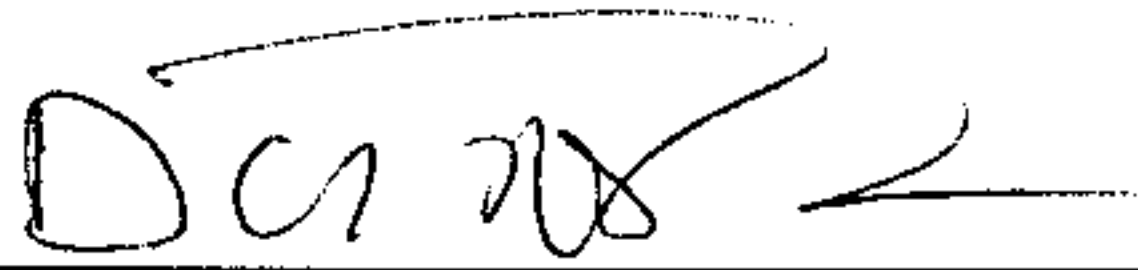
**Mineral and mining rights excepted.**

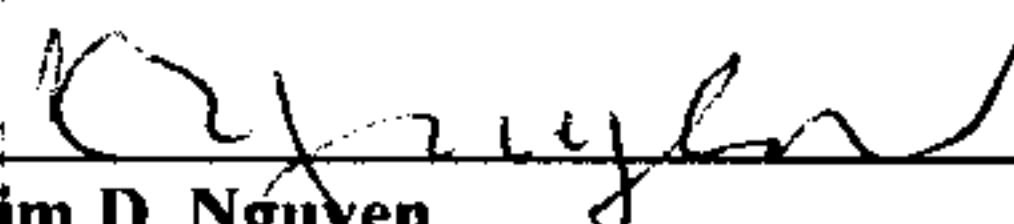
**Subject to ad valorem taxes for the year 2001, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.**

TO HAVE AND TO HOLD to the said grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this 12 day of April, 2001.

  
\_\_\_\_\_  
Dung Nguyen (Seal)


  
\_\_\_\_\_  
Kim D. Nguyen (Seal)

State of Alabama )  
 )  
Etowah County )

General Acknowledgment

I, Brenda Dennis, a Notary Public in and for said County, in said State, hereby certify that **Dung Nguyen, and wife Kim D. Nguyen**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2001.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-5-2003