



20031031000727720 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/31/2003 13:26:00 FILED/CERTIFIED

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
DUNG NGUYEN and KIM D. NGUYEN and
JULIE THUY NGUYEN BURCH
2020 WILMINGTON PLACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
: **JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS AND NO/100's (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **DUNG NGUYEN, a married man and JULIE THUY NGUYEN BURCH, a married woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **DUNG NGUYEN and JULIE THUY NGUYEN BURCH and KIM D. NGUYEN**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **SHELBY**, State of 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.

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

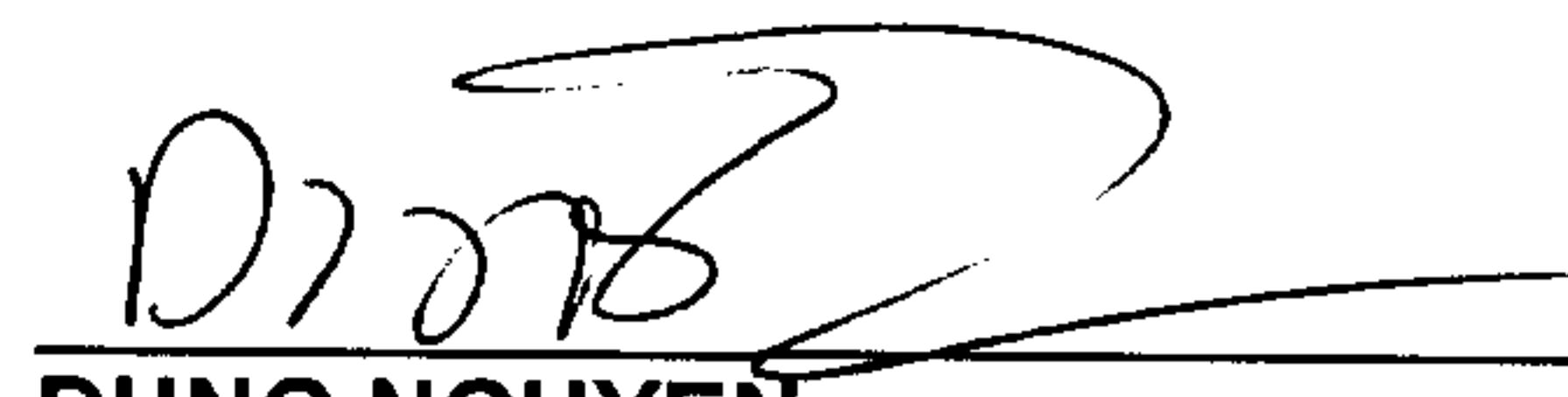
The above described property does not constitute the homestead of the grantors nor their spouses.

JULIE THUY NGUYEN BURCH is one and the same person as JULIE THUY NGUYEN.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 13 day of October, 2003.


DUNG NGUYEN


JULIE THUY NGUYEN BURCH

STATE OF ALABAMA)
:)
COUNTY OF ETOWAH)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that DUNG NGUYEN, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13 day of October, 2003.


NOTARY PUBLIC

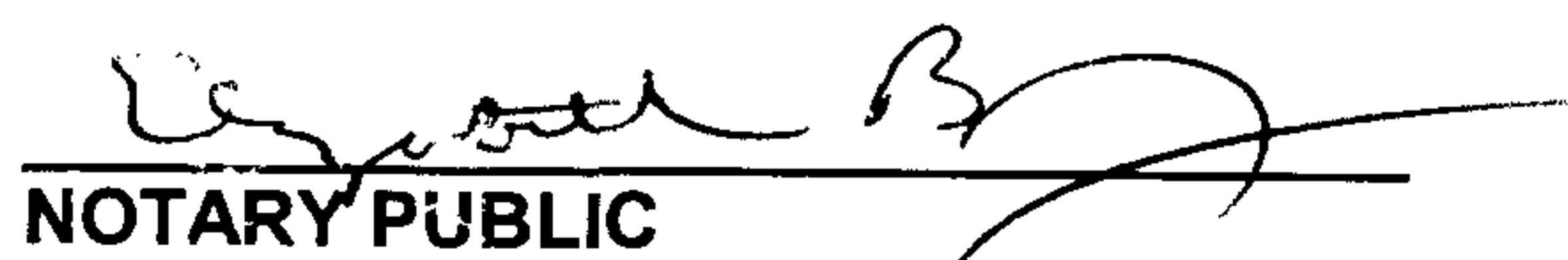
My Commission Expires:

MY COMMISSION EXPIRES AUGUST 27, 2005

STATE OF ALABAMA)
:)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JULIE THUY NGUYEN BURCH, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of October, 2003.


NOTARY PUBLIC

My Commission Expires: 4/29/06