



THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203
Telephone: (205) 251-1164

Send Tax Notice To:

Dung Xuan Thi Le
118 Hickory Point Drive
Helena, Alabama 35080

WARRANTY DEED

Value \$136,000

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Dung Xuan Thi Le and husband, Trung Minh Huynh** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Dung Xuan Thi Le** (hereinafter referred to as Grantee), all of Grantors' interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 4, according to the survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Office of hte Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Restrictions, covenants, easements, rights of way, liens and encumbrances of record, if any.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantee, her heirs, personal representatives and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 17th day of January 2004.

 _____ (SEAL)
DUNG XUAN THI LE

 _____ (SEAL)
TRUNG MINH HUYNH

Huy NH

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Dung Xuan Thi Le and husband, Trung Minh Huynh, whose names 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 on the day the same bears date.

Given under my hand and official seal this 17th day of January 2004.

G. Ray Wallace
NOTARY PUBLIC
My commission expires: 11/28/04