

Send Tax Notice To:

Tung H. Nguyen
2035 Wilmington Place
Birmingham, Alabama 35242
PID# 102030004013000

GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Four Hundred Sixty-Seven Thousand Five Hundred and 00/100 (\$467,500.00) Dollars
in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged

B. Hulsey Company, LLC

an Alabama Limited Liability Company , (herein referred to as Grantor) does by these presents grant,
bargain, sell and convey unto

Tung H. Nguyen

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby County,**
Alabama, to-wit:

Lot 13, according to the Survey of Wilmington Place, as recorded in Map
Book 30, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

\$ 374000 of the above recited consideration was paid from the proceeds of a mortgage loan
of even date executed simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.


TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances
thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from
all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will,
and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by and through **Robert A. Hulsey, Managing Member**, who is authorized to execute this conveyance as required by the Articles of Organization and Operating Agreement, and further certifies that the same have not been modified or amended, hereto set its signature and seal this **5th day of May, 2004**.

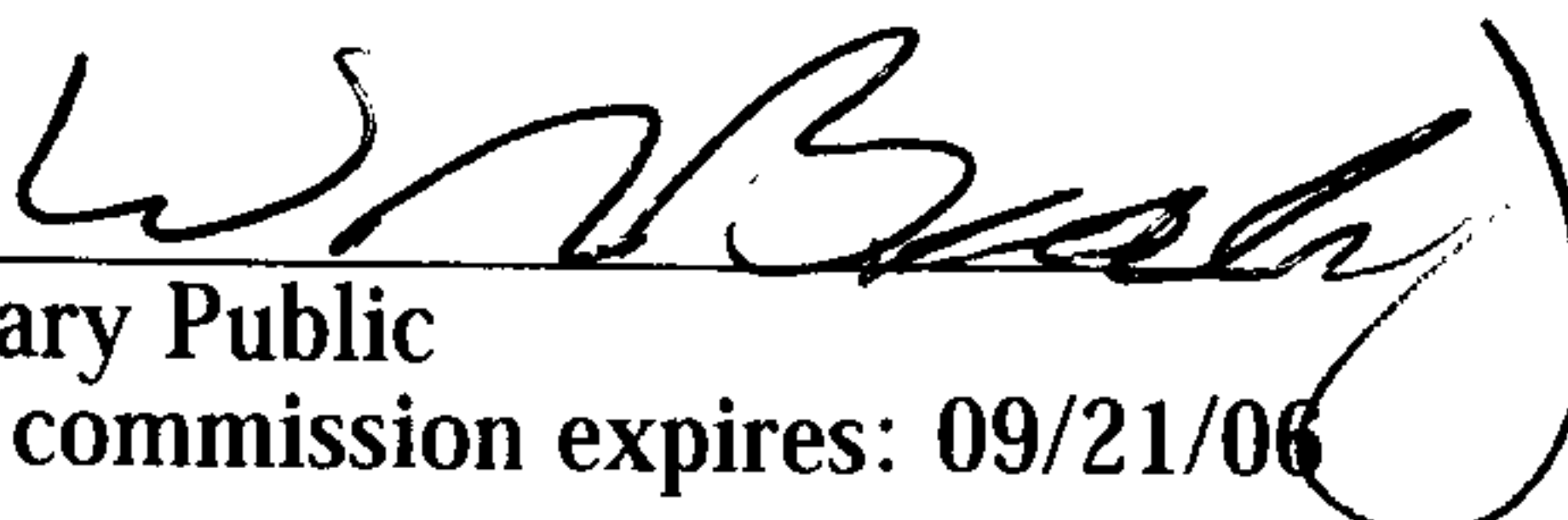
B. Hulsey Company, LLC

By: 
Robert A. Hulsey, Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert A. Hulsey** whose name as a **Managing Member** of **B. Hulsey Company, LLC**, a Limited Liability Company, 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, he/she as a member of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this **5th day of May, 2004**.


Notary Public
My commission expires: **09/21/06**

04115RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242

20040519000264740 Pg 2/2 107.50
Shelby Cnty Judge of Probate, AL
05/19/2004 10:54:00 FILED/CERTIFIED