

12/4/05  
SC



20050328000140310 1/2 \$34.50  
Shelby Cnty Judge of Probate, AL  
03/28/2005 03:53:41PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KAORI PHAM  
234 NICHOLS ROAD  
CHELSEA, AL 35043

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$165,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD W. SHIRLEY and REGINA D. SHIRLEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KAORI PHAM and ANLONG PHAM, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 20 South, Range 2 West of the Huntsville Meridian; proceed westerly along the south line of said 1/4 - 1/4 section for a distance of 70.02 feet to the point of beginning; continue along said line for a distance of 71.92 feet to the centerline of Nichols Road; turn an angle to the right of 49°24'42" and proceed along said centerline for a distance of 42.26 feet; turn an angle to the left of 9°54'30" and proceed along said center line for a distance of 140.39 feet; turn an angle to the right of 81°36'16" and proceed for a distance of 215.08 feet; turn an angle to the right of 57°15'18" and proceed for a distance of 131.76 feet; turn an angle to the right of 98°02'57" and proceed for a distance of 315.05 feet to the point of beginning.

Containing 1.15 acres, more or less.

**\*\*KAORI PHAM IS ONE AND THE SAME AS KAORI S. PHAM\*\***

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 247, PAGE 413.
3. EASEMENT AS RECORDED IN INST. NO. 2001-31085.

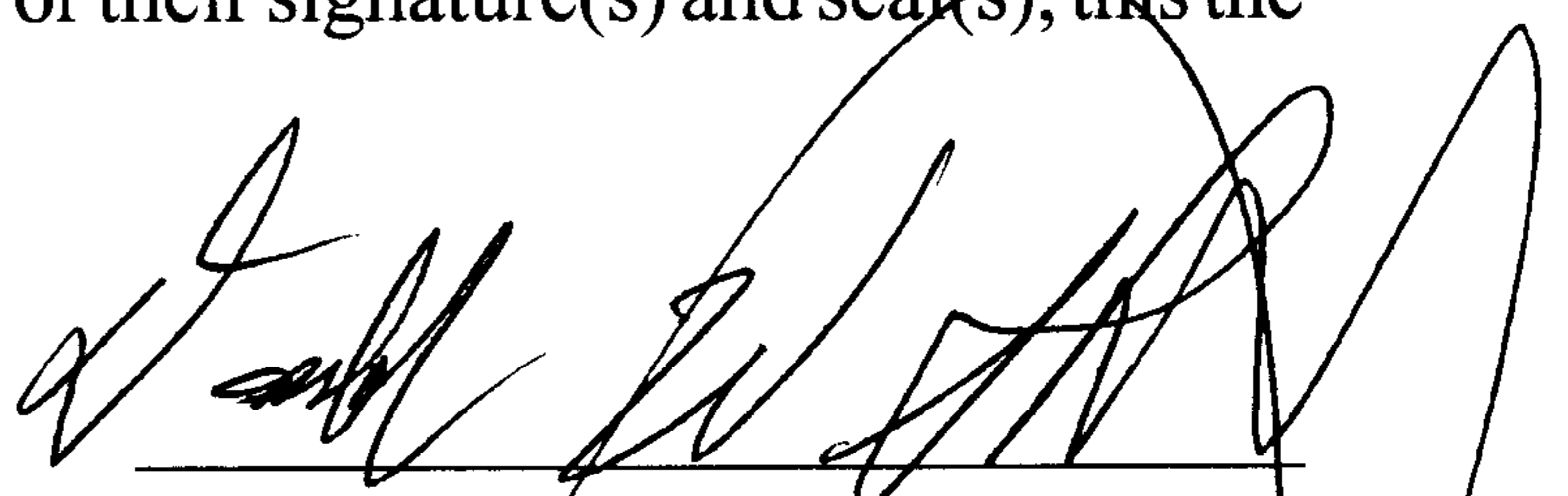
§ 115,850.00 .00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

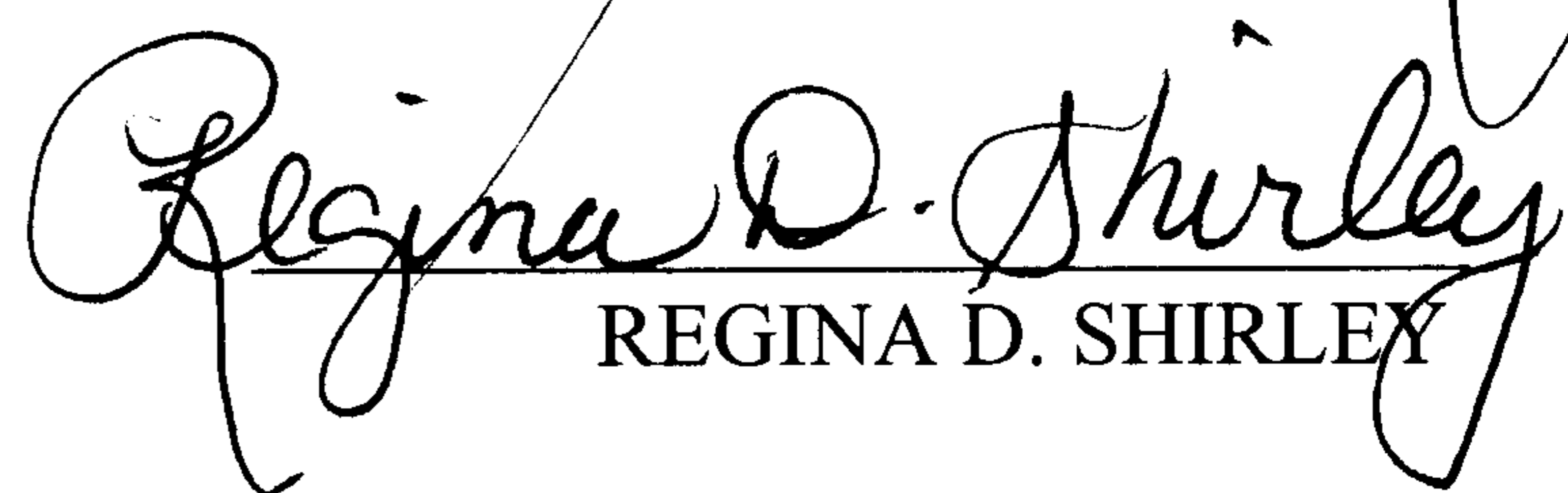
\$30,400.00 OF THE CONSIDERATION HEREIN DERIVED FROM A MORTGAGE CLOSED HEREWITH.

**TO HAVE AND TO HOLD** Unto the said GRANTEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DONALD W. SHIRLEY and REGINA D. SHIRLEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21<sup>st</sup> day of March, 2005.

  
DONALD W. SHIRLEY

  
REGINA D. SHIRLEY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DONALD W. SHIRLEY and REGINA D. SHIRLEY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of March, 2005.

  
Notary Public

My commission expires: 9.29.06