

This instrument was prepared by: Townes, Woods & Roberts, P.C. /117 Kerr Drive / Post Office Box 96 Gardendale, Alabama 35071 (205) 631-4019 Send Tax Notice to:
Robert Christian Britton
105 Lundul DV.
51CWett, AV 36147

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty Three Thousand Five Hundred Dollars & NO/100---- (\$243,500.00)-----Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Can Ngoc Le and wife, Xuan Huong Thi Pham

(herein referred to as grantors, do grant, bargain, sell and convey unto

Robert Christian Britton and wife, Barbara S. Britton

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated **Shelby** County, Alabama, to wit:

Lot 529, according to the Survey of Forest Parks, Fifth Sector, as recorded in Map Book 23, Page 155 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes a lien but not yet payable.

\$206,975.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$36,525.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 said GRANTEES, their heirs and assigns, that I an (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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 21st day of June 2006.

Than Hum Mi Man Xuan Huong Thi Pham

General Acknowledgment

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Can Ngoc Le and wife, Xuan Huong Thi Pham 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 they executed the same voluntarily on the day the same bears date.

**Notary Public** 

Given under my hand and official seal this 21<sup>st</sup> day of **June**, 2006.