

20070207000056710 1/1 \$40.00
Shelby Cnty Judge of Probate, AL
02/07/2007 08:38:34AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Michael W. Lindsey, Esq.
P.O. Box 626
Chelsea, AL 35043
(205) 617-4773

SEND TAX NOTICE TO:
Hieu-Minh Hoang
3329 Crossings Court
Birmingham, AL 35242

WARRANTY DEED

Shelby County, AL 02/07/2007
State of Alabama

Deed Tax: \$29.00

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ha Ngoc Vo and Tam Dinh Hguyen**, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Hieu-Minh Hoang**, an unmarried man (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Legal: Lot 162, according to the Survey of Phase Two Caldwell Crossing, 2nd Sector, as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama

This conveyance is hereby made subject to restrictions, easements, and rights of way of record in the Probate Office of Shelby County, Alabama.

A mortgage in the amount of \$261,000.00 is being recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, this 5 day of February, 2007.



Ha Ngoc Vo



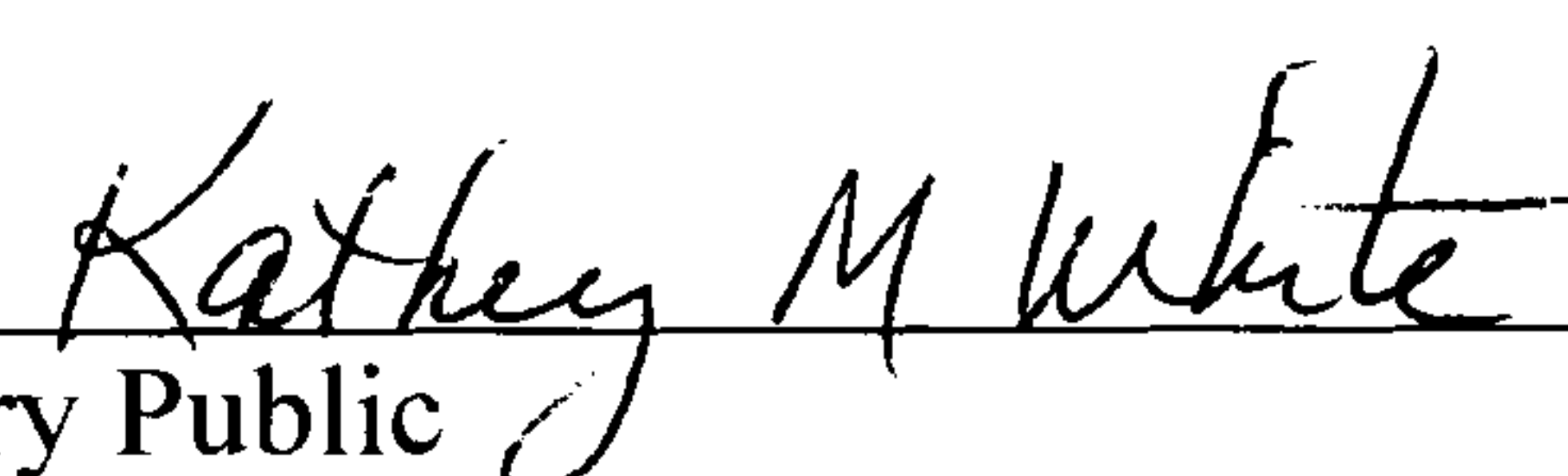
Tam Dinh Hguyen

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Ha Ngoc Vo and Tam Dinh Hguyen**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 5th day of February, 2007.



Notary Public

My Commission Expires: 3/10/10