

THIS INSTRUMENT PREPARED BY:  
Douglas H. Scofield, Atty  
P O BOX 381704  
BIRMINGHAM, Al 35238

WARRANTY DEED WITH JOINT  
RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Four Hundred Eighty Three Thousand Five Hundred and no Dollars 00/100, (\$483,500.00 )** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD EARL OUSLEY AND JOYCE DIANE OUSLEY, HUSBAND AND WIFE**, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **VAN T. NGUYEN, AND SANDY D. NGUYEN**, as Joint Tenants with Right of Survivorship (hereinafter called "Grantee"), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

See attached copy of Schedule A Legal Description:

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:


1. Taxes due October 1, 2007.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 22<sup>ND</sup> of MAY, 2007

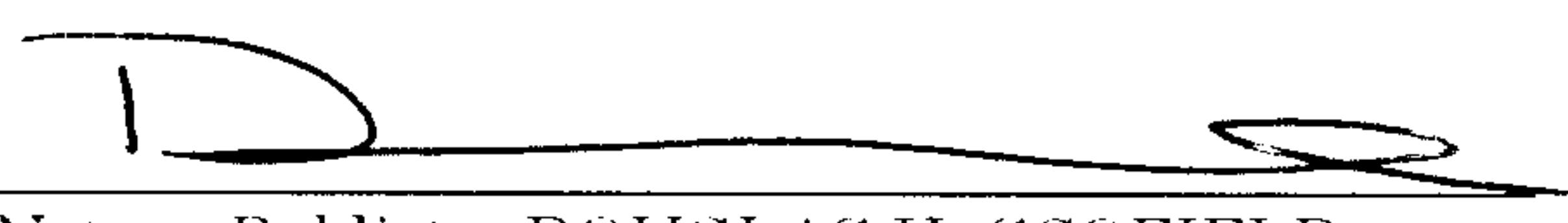
  
RICHARD EARL OUSLEY

  
JOYCE DIANE OUSLEY

STATE OF ALABAMA  
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **RICHARD EARL OUSLEY AND JOYCE DIANE OUSLEY, HUSBAND AND WIFE**, whose name is /are signed to the foregoing Warranty Deed, and who is/are known to me., acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears dated.


GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 22<sup>ND</sup> of MAY 2007.

  
Notary Public: DOUGLAS H. SCOFIELD  
My Commission Expires: 10/07/2010

(Seal)

\$435,250 OF The purchase Price was paid From The  
Proceeds of a First mortgage in the amount of \$386,250  
and a Second Mortgage in the amount of \$48,350  
Filed Simultaneously Herewith.

**Exhibit "A"**  
Legal Description

  
20070627000300570 2/2 \$62.50  
Shelby Cnty Judge of Probate, AL  
06/27/2007 08:28:32AM FILED/CERT

LOT 8, ACCORDING TO THE SURVEY OF TARA SUBDIVISION, SECTION ONE, AS RECORDED IN MAP BOOK 24 PAGE 72 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

TOGETHER WITH THE NON-EXCLUSIVE USE OF A 50 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, ACCORDING TO SURVEY RECORDED IN MAP BOOK 24 PAGE 72 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*gso*  
gso

Shelby County, AL 06/27/2007  
State of Alabama

Deed Tax: \$48.50