



20081215000465800 1/1 \$111.00
Shelby Cnty Judge of Probate, AL
12/15/2008 12:57:06PM FILED/CERT

This instrument was prepared by
(Name) DAVID F. OVSON, LLC
(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Tinh Le Nguyen
name
3229 Arbor Hill Trace
address
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$337,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Karen Marie Roberts, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Tinh Le Nguyen and Dang V. Bui

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

Lot 219, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20050829000446130

SUBJECT TO:

- 1. Ad valorem taxes for the year 2009, which are a lien, but not yet due and payable until October 1, 2009.
- 2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

\$ 237,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

This is to certify that Karen Marie Roberts and Karen M. Filipowicz is one and the same person.

The subject property is not the homeplace of the grantor or her spouse.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of December, 2008.

Shelby County, AL 12/15/2008
State of Alabama

Deed Tax: \$100.00

(Seal) Karen Marie Roberts (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Karen Marie Roberts, a married woman whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December A.D., 2008

David F. Ovson
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Aug 27, 2012**
BONDED THRU NOTARY PUBLIC UNDERWRITERS
Notary Public