

4 80,000

This instrument was prepared by:
T. N. Lam
Attorney at Law
2015 First Avenue North
Birmingham, AL 35203

Send Tax Notice to:
Hao Nguyen and Phuong Quyen T. Huynh
435 Forest Lakes Drive
Sterrett, AL 35147

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of good and valuable consideration and ten (\$10.00) dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Hao Nguyen, a married man, (herein referred to as Grantor) do grant, bargain, sell and convey unto Hao Nguyen and Phuong Quyen T. Huynh, husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 179, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION,
3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A&B IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

Current taxes.

Building and setback lines, restrictions, covenants and conditions of record.

Mortgage loan executed on September 22, 2005.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantor, Hao Nguyen, has hereunto set his signature and seal,

Shelby County, AL 01/30/2009
State of Alabama
Deed Tax: \$80.00



20090130000031230 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
01/30/2009 04:02:03PM FILED/CERT

this the 21st day of January 2009.


20090130000031230 2/2 \$94.00
Shelby Cnty Judge of Probate, AL
01/30/2009 04:02:03PM FILED/CERT


Hao Nguyen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hao Nguyen, whose name 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 he executed the same voluntary on the day the same bears date.

Given under my hand this the 21st day of January, 2009.


Notary Public
My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 29, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS