

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20090406000125140 1/1 \$132.00
Shelby Cnty Judge of Probate, AL
04/06/2009 02:01:14PM FILED/CERT

SEND TAX NOTICE TO:
Donald Bates
3973 Guilford Road
Birmingham, AL 35242

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Giang Tran, owner of an undivided 1/3 interest in and to the Property hereinafter described, and Si Nguyen, owner of an undivided 1/3 interest in and to the Property hereinafter described, husband and wife, and Huyen- Tran Nguyen, an unmarried woman, owner of an undivided 1/3 interest in and to the Property hereinafter described

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Donald Bates and Peggy Bates

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

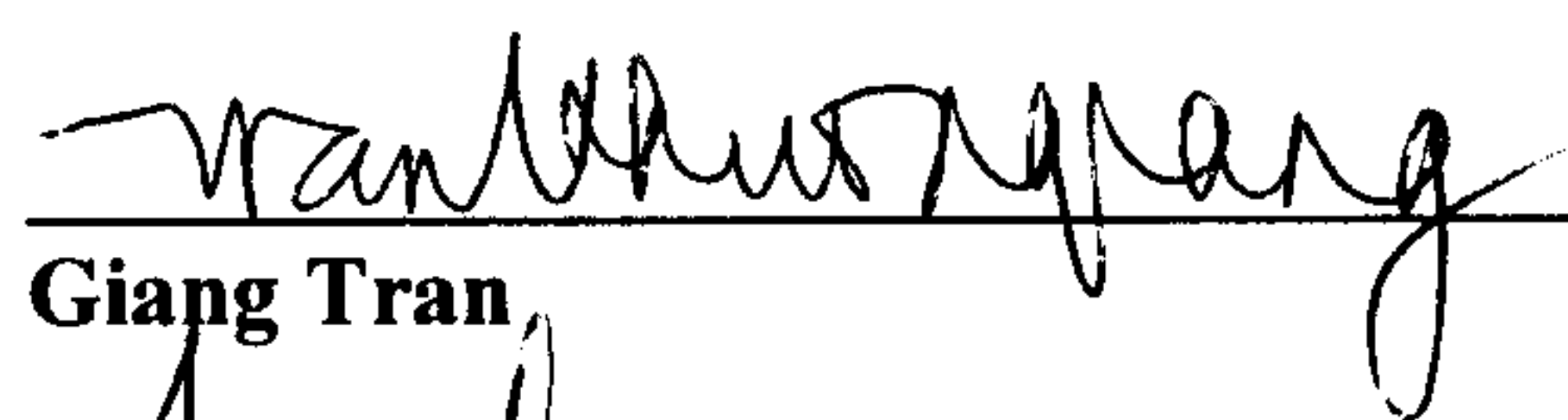
Lot 36, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 3, as recorded in Map Book 24, Page 27, in the Probate Office of Shelby County, Alabama

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record. \$80,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

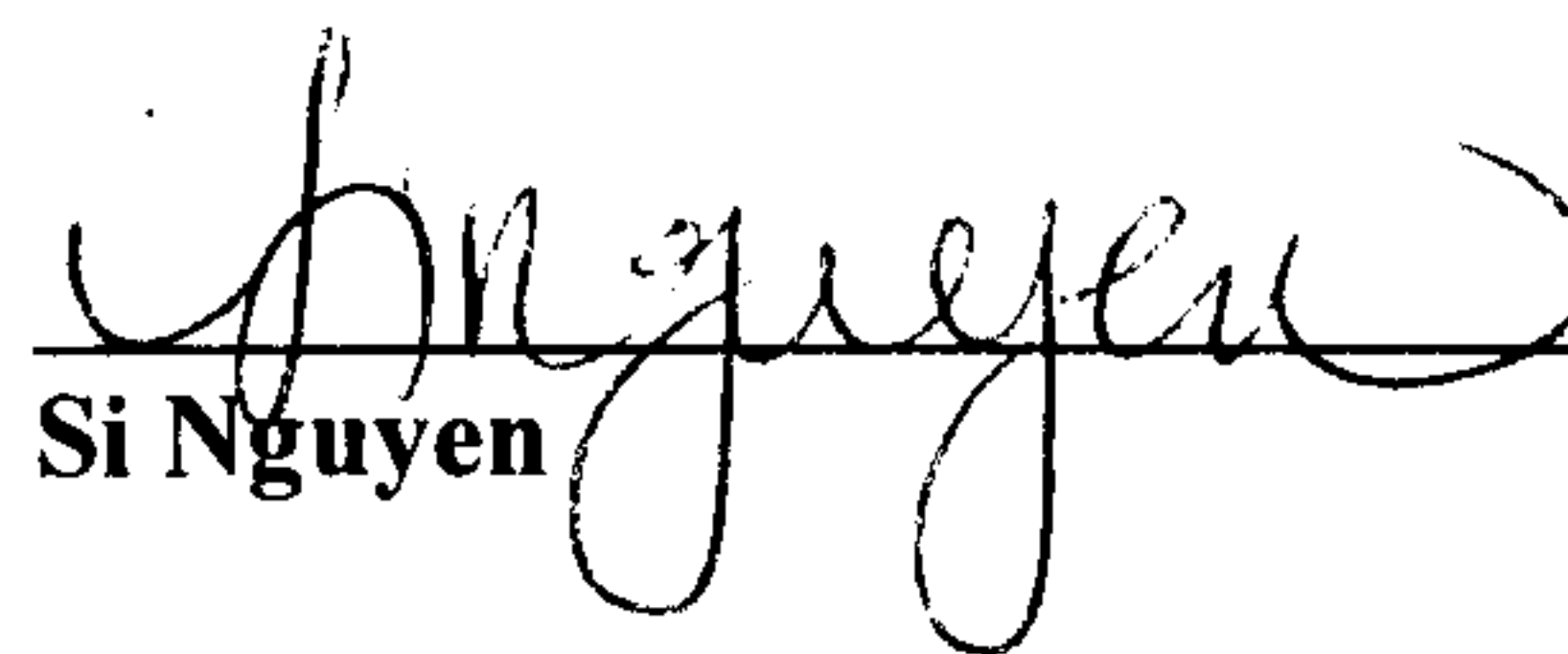
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

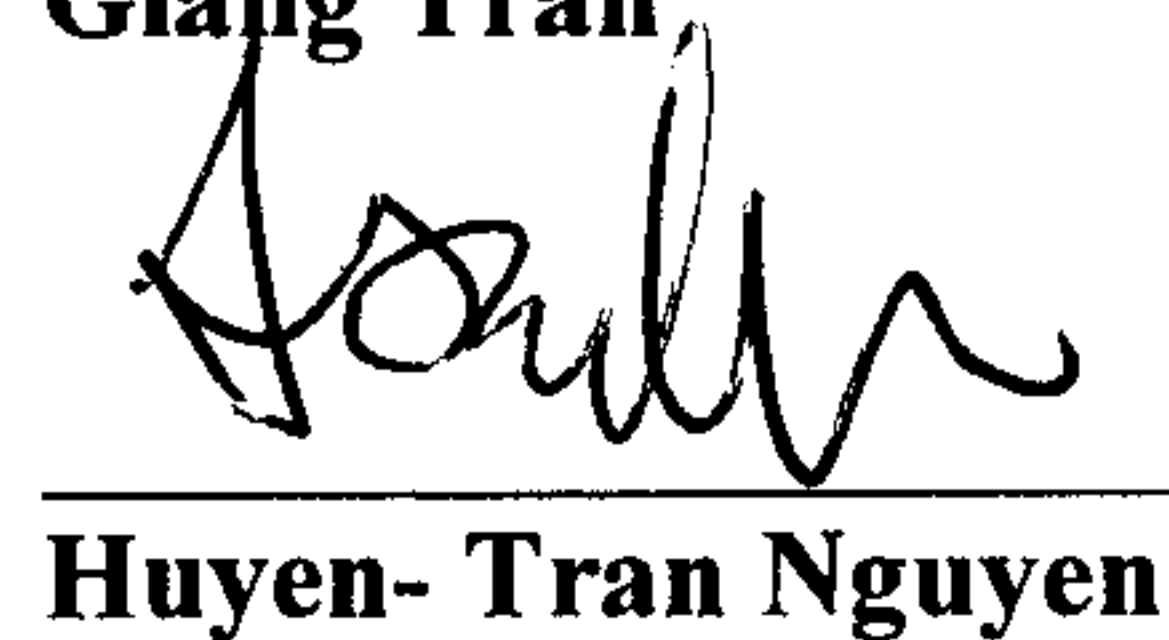
IN WITNESS WHEREOF, we have set our hands and seals, this the 16th day of March, 2009.



Giang Tran



Si Nguyen



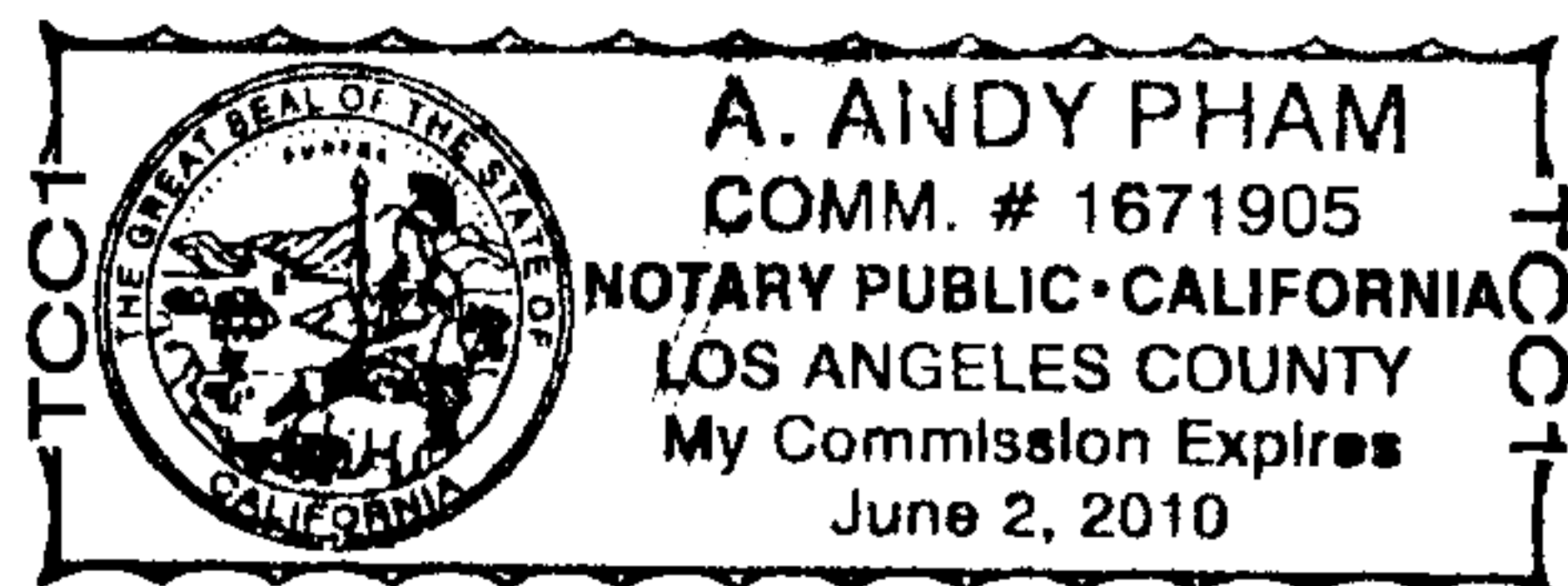
Huyen- Tran Nguyen

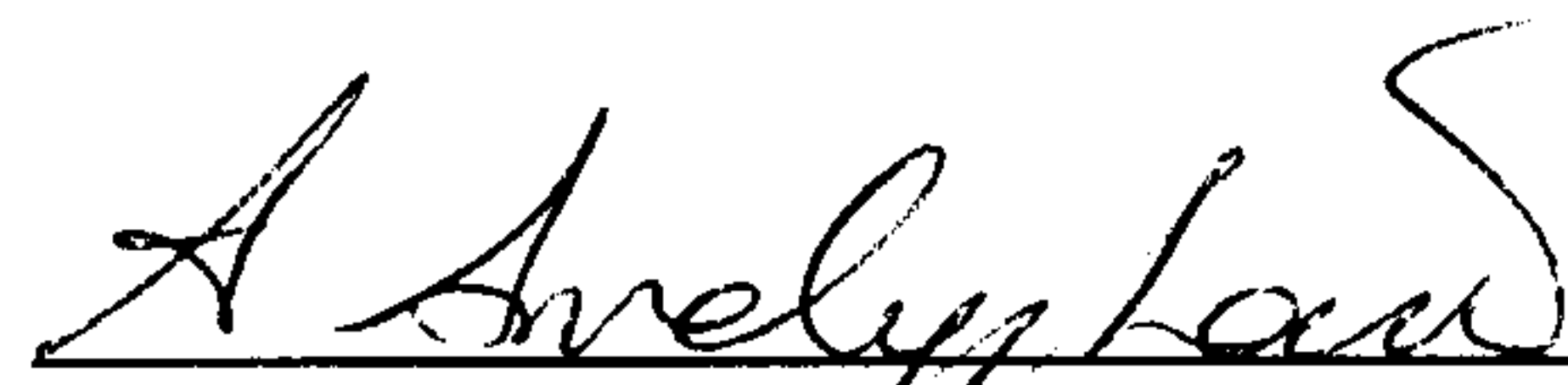
STATE OF California)
COUNTY OF Los Angeles)

Shelby County, AL 04/06/2009
State of Alabama

Deed Tax: \$120.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Giang Tran, Si Nguyen, and Huyen- Tran Nguyen** whose names are signed to the foregoing conveyance, and who 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. Given under my hand and official seal this 16th day of March, 2009.





Notary Public
My Commission Expires: