


This instrument was prepared by:  
Anne M. Connors, Vice President  
Compass Bank  
P. O. Box 10566  
Birmingham, Alabama 35296

  
20090728000289400 1/1 \$51.50  
Shelby Cnty Judge of Probate, AL  
07/28/2009 03:01:07 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND and no/100 (\$135,000.00) in hand paid by Kim Nguyen and Vinh Hoang (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama to wit; as joint tenants with right of survivorship

Lot 35, According To The Final Plat, Phase II, Stratford Place, As Recorded In Map Book 12, Page 91, In The Probate Office Of Shelby County, Alabama.

\$94,500 of the consideration was paid with a contemporaneous mortgage  
Subject to:

1. Ad valorem taxes due October 1, 2009.
2. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
3. Right of redemption as evidenced by foreclosure deed dated January 16, 2009 recorded in Instrument# 20090116000015170, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 14th Day of January, 2009.

ATTEST:

By:   
Its: Vice President

COMPASS BANK

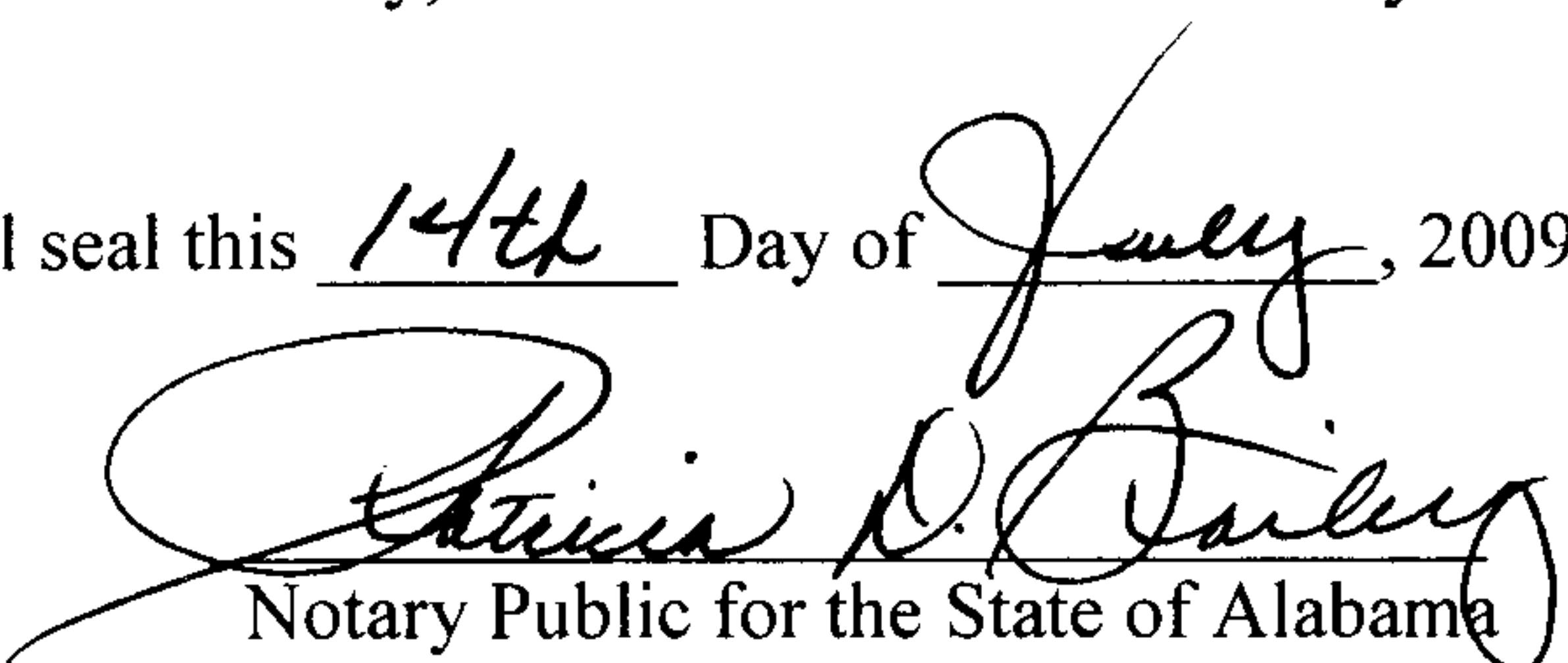
By: Anne M. Connors  
Anne M. Connors, Vice President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Anne M. Connors, whose name as Vice President of Compass Bank an Alabama banking corporation, 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 above and foregoing conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th Day of January, 2009.

Deed Tax : \$40.50

  
Notary Public for the State of Alabama  
County of Jefferson  
My Commission Expires 7-2-2011