


Send Tax Notice To:  
Phuoc Nguyen and Hong T. Le  
614 Village Way  
Pelham, Alabama 35124

*This instrument was prepared by:*

LAURIE BOSTON SHARP,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

  
20100201000030310 1/3 \$59.50  
Shelby Cnty Judge of Probate, AL  
02/01/2010 11:31:57 AM FILED/CERT

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**General Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF ONE HUNDRED EIGHTY-FIVE THOUSAND and No/100 DOLLARS (\$185,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KERRY SCOTT CARTER, and his wife, KIMBERLY WOOD CARTER** (herein referred to as Grantor), do grant, bargain, sell and convey unto, **PHUOC NGUYEN and HONG T. LE** (herein referred to collectively as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**Lot 7, according to the Final Plat Parkside Village, Phase 2, as recorded in Map Book 37, Page 60 in the Probate Office of Shelby County, Alabama**

\$142,912.00 of the above consideration was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2010 and subsequent years not yet due and payable until October 1, 2010;
2. Easements and building line as shown on recorded map;
3. Rights of Way to Alabama Power Company as set out in instrument(s) recorded in Volume 223, Page 80; Volume 102, Page 397; Volume 127, Page 597, and Volume 134, Page 37.
4. Right of Way in favor of South Central Bell Telephone Company by instrument recorded in Volume 102, Page 17 and Volume 76, Page 259.
5. Restrictions appearing of record in Instrument #20060823000412830.
6. Any and all matters of record; and
7. All matters revealed by the survey of GRS Surveying dated January 27, 2010.

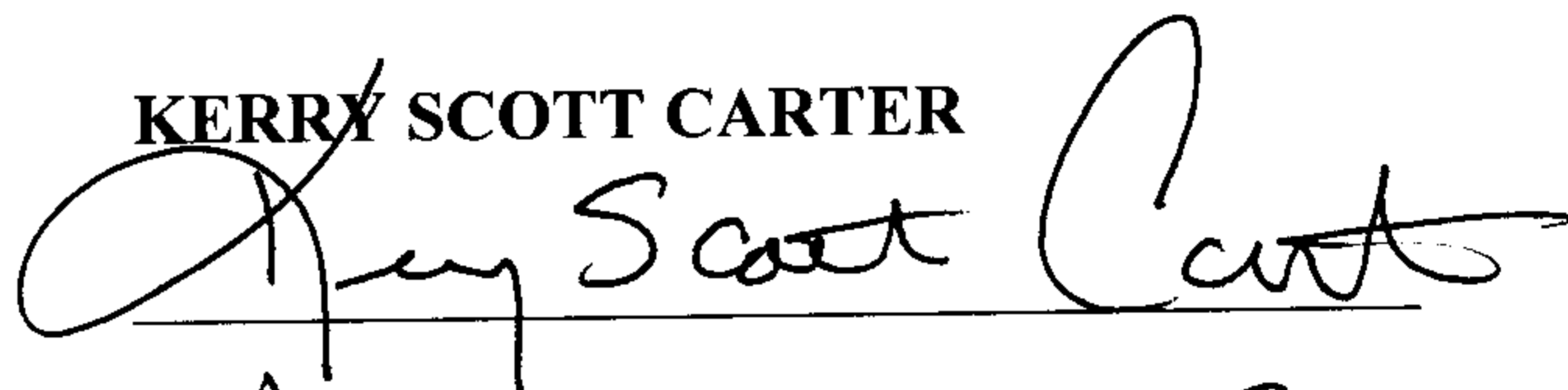
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said

Grantee, its successors and assigns, forever .

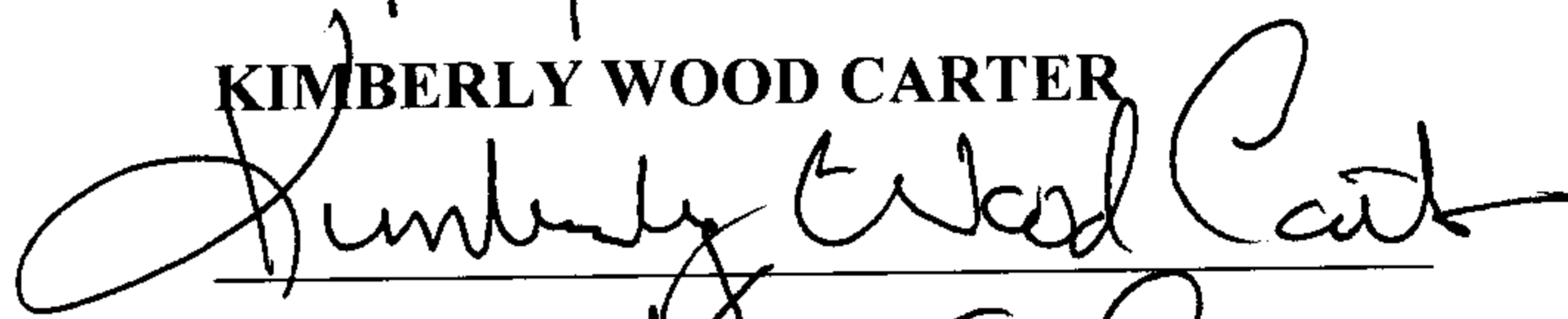
Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said Phuoc Nguyen and Hong T. Le, their successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.


IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 28 day of January, 2010.

KERRY SCOTT CARTER



KIMBERLY WOOD CARTER



by: 

Kerry S. Carter  
her attorney in fact

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KERRY CARTER, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of January, 2010.



NOTARY PUBLIC


My commission expires: 5-13-2013


  
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STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KERRY S. CARTER, whose name as Attorney in Fact for KIMBERLY WOOD CARTER, a married woman, under that certain Limited Durable Power of Attorney recorded in Instrument # 20100201000030300, in the Probate Office of Shelby County, Alabama 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 in his capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of January, 2010.

  
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NOTARY PUBLIC  
My commission expires: 5-13-2007

  
20100201000030310 3/3 \$59.50  
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