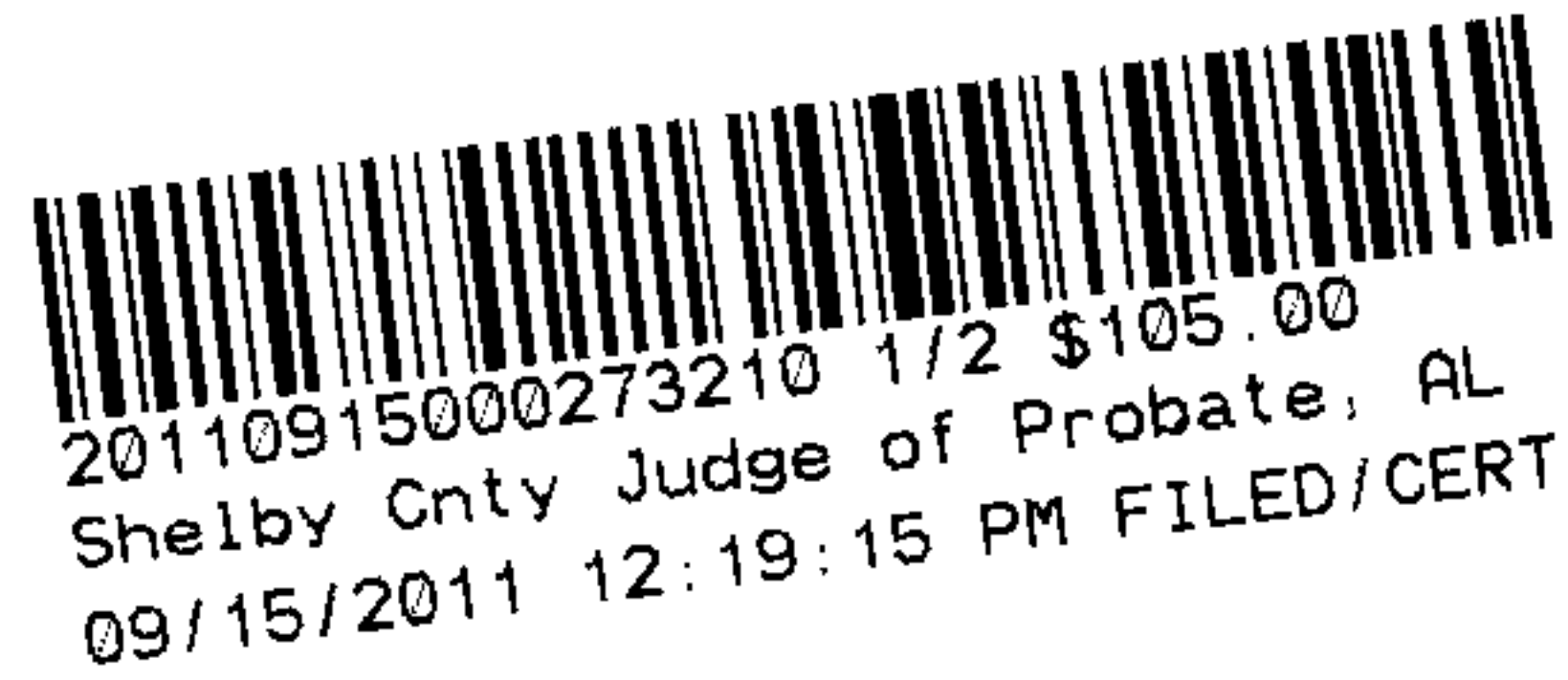


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**



This instrument was prepared by

Mitchell A. Spears, Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Kim Thi Pham Huynh

(Address) P. O. Box 340

Wilton, AL 35187

MINIMUM VALUE: \$90,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **KIM THI PHAM HUYNH and husband, HIEN HUYNH** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KIM THI PHAM HUYNH** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A parcel of land comprised of part of Lots 11 and 12, Block 2, according to the Map of the Town of Wilton, as recorded in Map Book 14, Page 239, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama, and run West along the South line of said quarter quarter section, a distance of 795.65 feet to a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence right 122 degrees, 56 minutes and run along said right of way line, 12.6 feet to the Point of Beginning; thence continue along said right of way line 83.30 feet; thence right 0 degrees 45 minutes and continue along said right of way line 64.80 feet; thence right 75 degrees, 20 minutes and run Northeasterly 295.84 feet to a point of intersection with the Northwesternly right of way line of a paved road; thence right 103 degrees 27 minutes and run in a Southwesterly direction along said Northwest right of way line, 27.50 feet to a point of intersection with the South boundary of said Lot 11; thence right 54 degrees, 43 minutes and run Westerly along South line of Lots 11 and 12 for a distance of 151.8 feet; thence right 3 degrees, 55 minutes and run Westerly 194.53 feet to the Point of Beginning.

SUBJECT TO:

- Property taxes for 2011 and subsequent years.**
- Mineral and mining rights if not owned by Grantor.**
- Existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.**



20110915000273210 2/2 \$105.00
Shelby Cnty Judge of Probate, AL
09/15/2011 12:19:15 PM FILED/CERT

SOURCE OF TITLE: Instrument recorded at Instrument Number 1992-27205.

KIM THI PHAM HUYNH IS ONE AND THE SAME PERSON AS "KIM THIPHAM HUYNH", AS REFERENCED WITHIN THE ABOVE DESIGNATED SOURCE OF TITLE.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 14th day of September, 2011.

Kim Thi Pham Huynh
KIM THI PHAM HUYNH

Hien Huynh
HIEN HUYNH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KIM THI PHAM HUYNH and HIEN HUYNH**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2011.

[Signature]
Notary Public
My commission expires: 08/13/13