

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Thuy Tien Thi Tran
1844 Stone Brook Lane
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty-Seven Thousand and 00/100 (\$187,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ralph C. Neely and Harold L. Neely, as Co-Trustees under the Ralph C. Neely Living Trust dated August 20, 1998**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thuy Tien Thi Tran**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 11-A, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

\$149,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **19th** day of **July, 2012**.

**Ralph C. Neely and Harold L. Neely,
as Co-Trustees under the Ralph
C. Neely Living Trust dated
August 20, 1998**


Harold L. Neely, Co-Trustee


20120726000268810 1/1 \$50.50
Shelby Cnty Judge of Probate, AL
07/26/2012 09:16:56 AM FILED/CERT

Shelby County, AL 07/26/2012
State of Alabama
Deed Tax: \$37.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Harold L. Neely**, whose name as **Co-Trustee under the Ralph C. Neely Living Trust dated August 20, 1998**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such **Co-Trustee** and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **19th** day of **July, 2012**.


NOTARY PUBLIC
My Commission Expires: **6/5/2015**

