

Send Tax Notice to:
Hue Van Le and Phong Bang Le
6345 Farley Lane
Birmingham, AL 35242

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
(Address) ATTORNEYS AT LAW, P.O. BOX 587
COLUMBIANA, ALABAMA 35051

Shelby County, AL 10/03/2012
State of Alabama
Deed Tax: \$573.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or We, **HUE VAN LE, an unmarried man**, (herein referred to as grantor), do grant, bargain, sell and convey unto **HUE VAN LE and son, PHONG BANG LE** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I - Property acquired from Martin Muller on or about June 12, 1985, as recorded in Real Book 031, Page 23, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

A tract of land situated in the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run West along the North line of said Section 1161.94 feet to point of beginning; thence continue West along last described course 359.28 feet; thence left 93 degrees 04 minutes 44 seconds and run Southerly 479.25 feet; thence left 90 degrees 00 minutes and run Northeasterly 358.77 feet; thence left 90 degrees 00 minutes and run Northerly 460.05 feet to point of beginning. According to survey of W.M. Varnon, Reg. No. 9324, dated April 10, 1985.

The acreage sold shall be conveyed by metes and bounds description which shall extend to the center of the road. Said road is a private road and is not dedicated as a public highway or street. The conveyance by which title will be transferred to purchaser shall create a right-of-way easement granting the rights of ingress and egress to the adjoining plots of land bordering said private road. The easement thus created shall be a perpetual easement appurtenant to and for the benefit of the adjoining land and purchaser hereby agrees that he will be bound by the terms thereof. Purchaser will be required to and agrees to repair and maintain the road by contributing his proportionate share of the total cost thereof in order to maintain accessibility to all acres bordering said private road. Purchaser's proportionate share shall be prorated according to the number of acres one has in proportion to the total number of acreages served by said road. This covenant to repair shall run with the land, and the cost of maintenance and repair of said road shall be a charge on the land in whosoever hands it shall be at the time of such maintenance or repair.

This property is subject to the following restriction, which shall attach and run with the land: There shall be no trailers placed on said property.

[Handwritten signature]


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Minerals and mining rights are reserved to the grantor.

Parcel II - Property acquired from Martin Muller on or about July 7, 1986, as recorded in Real Book 083, Page 258, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

A parcel of land situated in the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said Section 1011.73 feet to point of beginning; thence continue along last described course 150.21 feet; thence left 93 degrees 04 minutes 44 seconds and run Southerly 460.05 feet; thence left 90 degrees 00 minutes and run Northeasterly 150.00 feet; thence left 90 degrees 00 minutes and run Northerly 451.98 feet to point of beginning. According to survey of W.M. Varnon, Reg. No. 9324, dated June 18, 1986.

The acreage sold shall be conveyed by metes and bounds description which shall extend to the center of the road. Said road is a private road and is not dedicated as a public highway or street. The conveyance by which title will be transferred to purchaser shall create a right-of-way easement granting the rights of ingress and egress to the adjoining plots of land bordering said private road. The easement thus created shall be a perpetual easement appurtenant to and for the benefit of the adjoining land and purchaser hereby agrees that he will be bound by the terms thereof. Purchaser will be required to and agrees to repair and maintain the road by contributing his proportionate share of the total cost thereof in order to maintain accessibility to all acres bordering said private road. Purchaser's proportionate share shall be prorated according to the number of acres one has in proportion to the total number of acreages served by said road. This covenant to repair shall run with the land, and the cost of maintenance and repair of said road shall be a charge on the land in whosoever hands it shall be at the time of such maintenance or repair. Minerals and mining rights are reserved to the grantor.

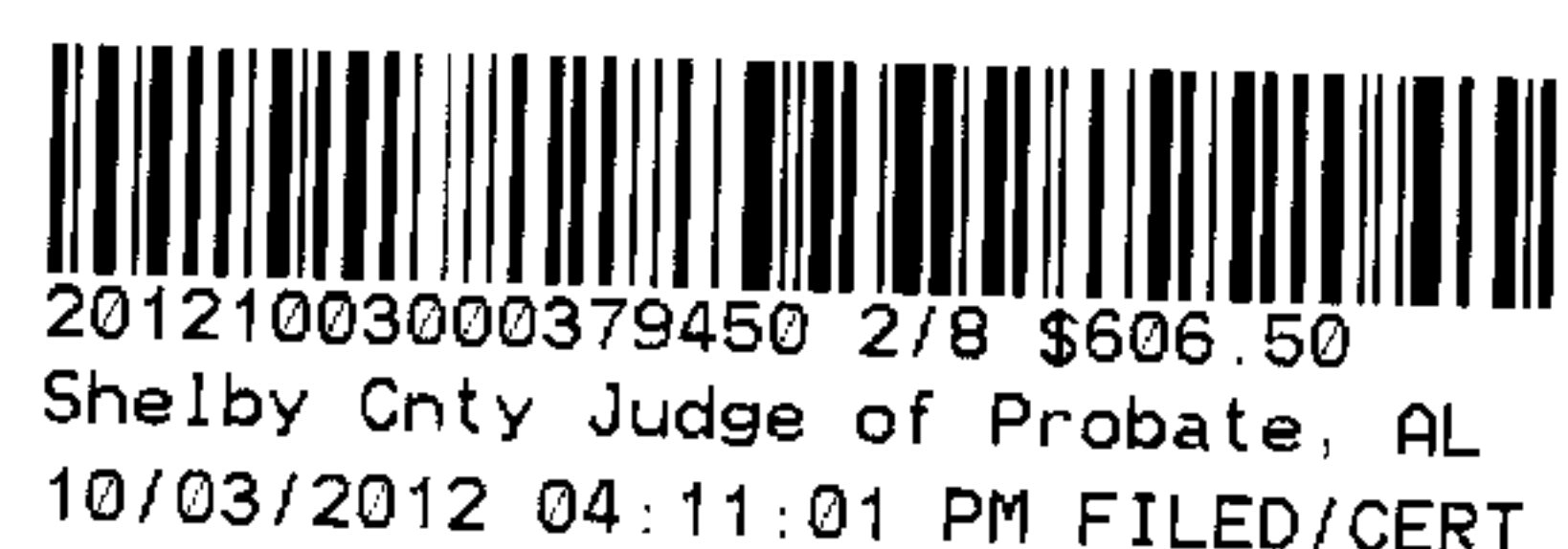
This property is subject to the following restriction which shall attach and run with the land. There shall be no trailers placed on said property.

Parcel III - Property acquired, and as recorded in Deed Book 333, Page 96, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Part of the SW 1/4 of SE 1/4 of SW 1/4 of Section 5, Township 19 South, Range 1 West, and described as follows: Commence at the N.E. corner of said 1/4-1/4-1/4 Section; thence South along the East line of same a distance of 25.00 feet to the point of beginning; thence continue along the last named course a distance of 150.00 feet; thence 89 degrees 32 minutes 30 seconds to the right in a Westerly direction a distance of 100.00 feet; thence 90 degrees 27 minutes 30 seconds to the right in a Northerly direction a distance of 150.00 feet to the Southerly right-of-way line of Farley Lane; thence 89 degrees 32 minutes 30 seconds to the right in an Easterly direction along said right-of-way a distance of 100.00 feet to the point of beginning.

Subject to:

1. Current ad valorem taxes.
2. Right-of-way to South Central Bell, as recorded in Volume



314, page 507, in the Probate Office of Shelby County, Alabama.

Parcel IV - Property acquired from Wilburn J. Taylor and wife, Ida Mae Farley Taylor, on or about June 16, 1988, as recorded in Real Book 189, Page 824, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

The West 200 feet of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama. EXCEPT the North 25.00 feet for roadway.

Subject to the following:

1. Current ad valorem taxes.
2. Right of way to Shelby County as recorded in Deed Book 278, Page 889, in Probate Office.

Parcel V - Property acquired from Ida Mae Farley Taylor, Elliott Daniel Gibson and wife, Rebecca Lynne Taylor Gibson, on or about March 25, 1999, as recorded in Instrument No. 1999-19830, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 5, Township 19 South, Range 1 West and run Westerly along the South line of said 1/4 - 1/4 Section 361.93 feet to the point of beginning of the tract of land herein described; thence continue along the last described course 104.00 feet; thence turn 90 degrees 23 minutes 57 seconds right and run 632.03 feet to a point on the South right-of-way line of Farley Lane; thence turn 89 degrees 26 minutes 28 seconds right and run Easterly along said right-of-way line 104.00 feet; thence turn 90 degrees 33 minutes 31 seconds right and run 632.32 feet to the point of beginning. According to the February 8, 1999 survey by M.D. Arrington, Ala, Reg.#10686.

Parcel VI - Property acquired from Erskine C. Glenn and wife, Jennie V. Glenn, on or about May 10, 1984, as recorded in Deed Book 355, Page 439, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Commence at the NE corner of NE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 2 East; thence run West along North line of 1/4 - 1/4 Section a distance of 619.71 feet to West right-of-way line of Highway #25, and point of beginning; thence turn an angle of 63 degrees 50 minutes to the left and run along said right-of-way a distance of 535.00 feet; thence turn an angle of 64 degrees 39 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 49 degrees 18 minutes to the right and run a distance of 354.71 feet; thence turn an angle of 39 degrees 54 minutes to the right and run a distance of 205.00 feet; thence turn an angle of 89 degrees 59 minutes to the right and run a distance of 673.91 feet to the point of beginning. LESS AND EXCEPT the following described parcel of land: A part of the NE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 2 East described as follows: Begin at the NW corner of said NE 1/4 of NW 1/4 of Section 9, and run South 1 degree 30 minutes East a distance of 190 feet, more or less, to a point which is 1130 feet North of the SW corner of said forty acres; thence run North 87 degrees 30 minutes East 596.9 feet to the West right-of-way line of Wilsonville - Vincent Highway; thence along said highway right-of-way North 24 degrees 30 minutes East 220 feet to North line of said forty; thence along North line of said forty, South 87 degrees 30 minutes West 696.0 feet to point of beginning. Situated in Shelby County, Alabama.

312



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Parcel VII - Property acquired from Floyd Leslie Curry on or about February 26, 2004, as recorded in Instrument No. 20040227000101830, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Lot 1, according to the Map and Survey of Brittnay Jean Estates, as recorded in Map Book 18, Page 110, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following exceptions:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Real Record 062, Page 34.
2. Right of way to Plantation Pipe Line Company as recorded in Deed Book 112, Page 363.
3. Easement to Colonial Pipe Line Company, dated October 6, 1941 and recorded in Deed Book 225, Page 173 and Deed Book 283, Page 716.
4. Nonexclusive Easement, dated October 12, 1984 and rights of other parties in and to the use of said nonexclusive easement.
5. Restrictions appearing of record in Real Book 62, Page 34.
6. Easement for ingress and egress as recorded in Real 62, Page 35.
7. 41.5 foot for pipeline easement as shown on recorded plat.

Parcel VIII - Property acquired from Martin M. Muller on or about September 27, 1983, as recorded in Deed Book 350, Page 283, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Lot 4, according to Martin M. Muller Property, as shown recorded in Map Book 8, Page 112, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

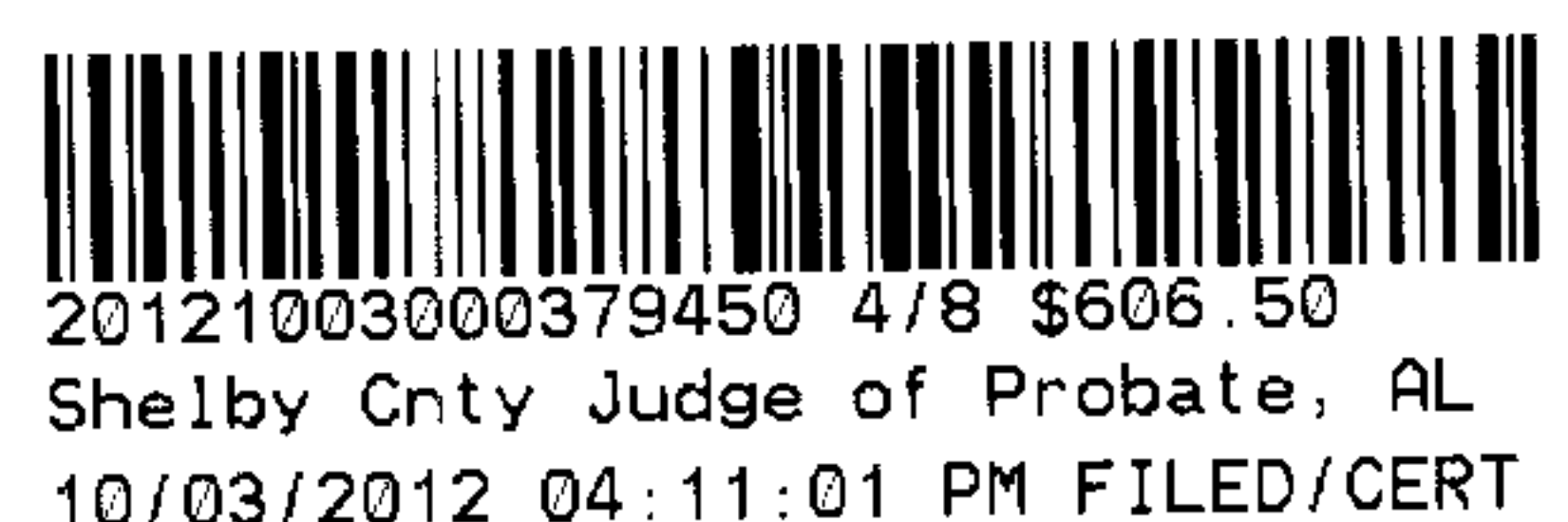
This property is restricted as follows: No trailers shall be placed on this lot.

Parcel IX - Property acquired from Mark Lampton and wife, Jackie Lampton, on or about June 5, 1986, as recorded in Real Book 078, Page 556, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Lot #3, according to Survey of Martin M. Muller Property, as shown recorded in Map Book 8, Page 112, in the Probate Office of Shelby County, Alabama.

Parcel X - Property acquired from Florence B. Moore, a widow, and Ray H. Moore and wife, Barbara Moore, on or about December 22, 1986, as recorded in Real Book 106, Page 406, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Commence at the SE corner of the SE 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East; thence run Northerly along the East boundary line of said Section 28 for a distance of 891.75 feet to a point; thence turn an angle of 89 degrees 34 minutes 48 seconds to the left and run Westerly a distance of 179.5 feet to a point which is designated as the beginning in that certain deed from C.L. Moore to Florence Moore dated January 30, 1950 and recorded at the Shelby County Probate



Judge's Office in Deed Book 140, Page 170; thence continue along the same line of direction for a distance of 235.0 feet to a point; thence turn an angle of 20 degrees 40 minutes 18 seconds to the right and run Northwesterly a distance of 198.28 feet to a point; thence turn an angle of 68 degrees 54 minutes 30 seconds to the right and run Northerly a distance of 118.0 feet to the point of beginning of the parcel herein described; thence continue along the same line of direction for a distance of 233.68 feet to a point on the North boundary line of the SE 1/4 of NE 1/4 of the aforementioned Section 28; thence turn an angle of 89 degrees 42 minutes 22 seconds to the right and run Easterly along said North boundary line for a distance of 433.93 feet to a point on the Western 40 foot right-of-way line of County Highway 55; thence turn an angle of 94 degrees 02 minutes 25 seconds to the right and run Southwesterly along said right-of-way line for a distance of 319.59 feet to a point; thence turn an angle of 86 degrees 40 minutes 25 seconds to the right and leaving said right-of-way line run Westerly for a distance of 201.68 feet to a point; thence turn an angle of 20 degrees 40 minutes 18 seconds to the right and run Northwesterly a distance of 226.55 feet to the point of beginning; said parcel of land is lying in the SE 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

Subject to the following:

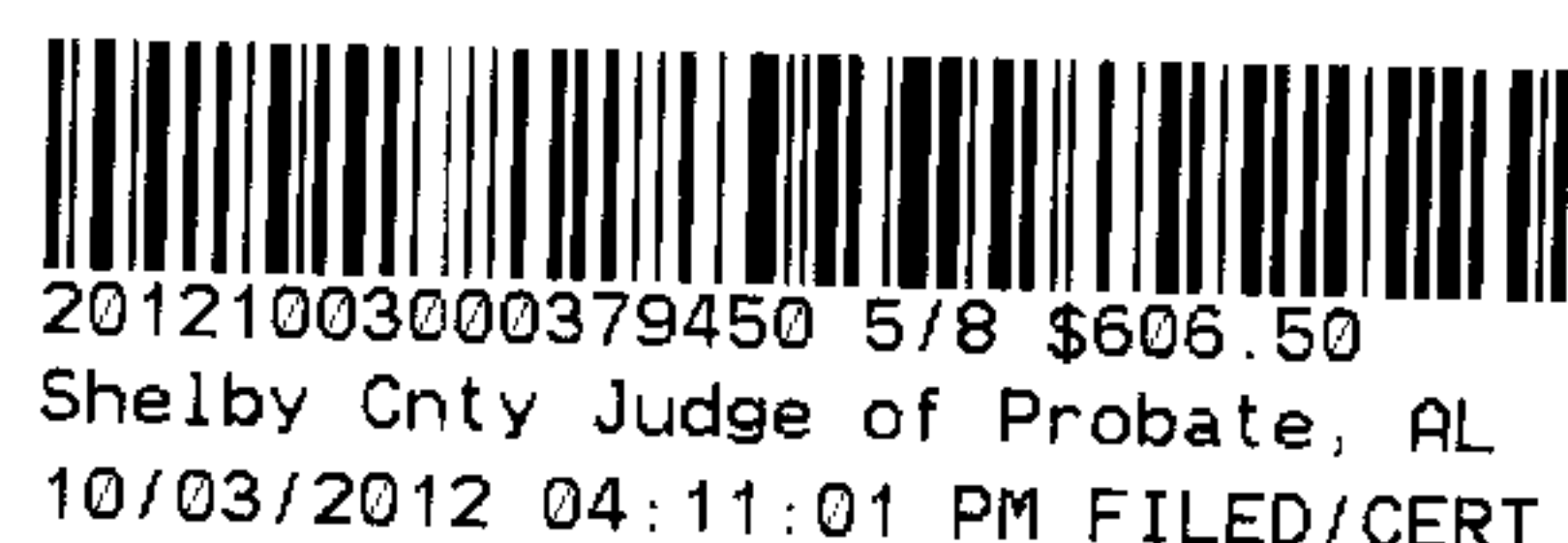
1. Current taxes.
2. Right-of-way granted to Shelby County by instrument recorded in Deed Book 135, Page 178 in Probate Office.
3. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112, Page 228 in Probate Office.
4. Encroachment of fence as shown by survey of Lewis H. King dated December 1, 1986.

Parcel XI - Property acquired from E.R. Elliott and wife, Betty L. Elliott, on or about December 19, 1991, as recorded in Real Book 393, Page 31, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

All that part of the land lying North of the old Glaze Ferry Road of the West 1/2 of the Northwest 1/4 of Section 28, Township 19 South, Range 3 East, also a part of the Northeast Quarter of Section 29, Township 19 South, Range 3 East, more particularly described as follows: From a point on the Old Glaze Ferry Road where the property of Edward C. Glaze property and the McGraw property line intersect above said road; thence, Southeast along the North side of said road a distance of 269.69 feet; thence right 0 degrees 29 minutes 44 seconds to the tangent of a curve to the right having a radius of 1481.22 feet an arc distance of 343.57 feet; thence right 1 degree 20 minutes 28 seconds to the tangent of a curve to the left having a radius of 2866.74 feet an arc distance of 424.91 feet; thence left 99 degrees 40 minutes 07 seconds from the tangent of said curve a distance of 234.56 feet; thence right 76 degrees 51 minutes 35 seconds to the West bank of the Coosa River a distance of 93.70 feet; thence left 82 degrees 07 minutes 14 seconds along the West bank of said river a distance of 642.34 feet; thence left 111 degrees 54 minutes 10 seconds a distance of 1211.83 feet; thence left 72 degrees 07 minutes 34 seconds a distance of 167.52 feet to the point of beginning. Said parcel containing 13.35 acres, more or less.

Parcel XII - Property acquired from Winston M. Henderson and wife, Alline Henderson, on or about January 18, 1994, as recorded in Instrument No. 1994-02034, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

3/12



Commence at a point on the Old Glaze Ferry Road as it now exists, where the property line of the Edward C. Glaze property and the McGraw property line intersect above said road; thence Southeast along the North side of above said road a distance of 1038 feet to a point; thence North 31 deg. 30 min. East a distance of 43 feet to a stake, being the point of beginning of the lot herein described; thence continue North 31 deg. 30 min. East a distance of 200 feet to a point; thence turn a 90 deg. angle to the right and run East 150 feet to the West bank of the Coosa River; thence run in a Southerly direction along the meanderings of the West bank of the Coosa River to a stake situated on the South side of a launching area; thence North 44 deg. West a distance of 150 feet to the point of beginning; said lot being situated in the Southeast portion of fraction E in W1/2 of NW1/4 of Section 28, Township 19, Range 3 East.

Also, the right of ingress and egress over and along the Old Glaze Ferry Road for access to above described property.

Parcel XIII - Property acquired from Jewell Moore on or about October 12, 1992, as recorded in Instrument No. 1992-23452, and which is more particularly described as follows:

Commence at the Northeast corner of the East Half of Fraction "E", Section 29, Township 19 South, Range 3 East, Shelby County, Alabama; thence run South along the East line of said Fraction "E" a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 degrees 22 minutes 39 seconds to the left and run along said road a distance of 57.62 feet; thence turn an angle of 3 degrees 3 minutes 2 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet to the point of beginning; thence turn an angle of 180 degrees 0 minutes 0 seconds to the right and run a distance of 133.27 feet to a point; thence turn right and run Southeasterly along the South line of the tract of land previously conveyed to E.R. Elliot and W.D. Hughes, said deed recorded in Deed Book 279, Page 530 in the Probate Office of Shelby County, Alabama, a distance of 180 feet, more or less, to a point on the West bank of the Coosa River, being the Southeast corner of the Elliot-Hughes property; thence run in a Southwesterly direction along the meanderings of the West bank of the Coosa River a distance of 140 feet, more or less, to the E.C. Glaze property; thence turn right and run Northwesterly along the E.C. Glaze property to the point of beginning. Situated in Shelby County, Alabama.

The previous grantors Floyd F. Macon and wife, Betty N Macon reserve to themselves, their heirs, and assigns forever, the right to draw water from the well located in the above described property, and the right to lay the pipe from the well to Grantors' property at Grantors' own expense, and to use as much of the water as is necessary for domestic purposes, without charge. This reservation is not exclusive to Grantors, but Grantors may transfer or grant rights to use this well water to other landowners in the vicinity. Grantors also reserve to themselves, their heirs, and assigns forever, the right of access across the above described property to and from the bank of the Coosa River as now or hereafter located, over and across the boat landing as it is now located along the South line of the above described property. This reservation is not exclusive to Grantors but Grantors may transfer or grant rights to use this access to other land owners in the vicinity.

342

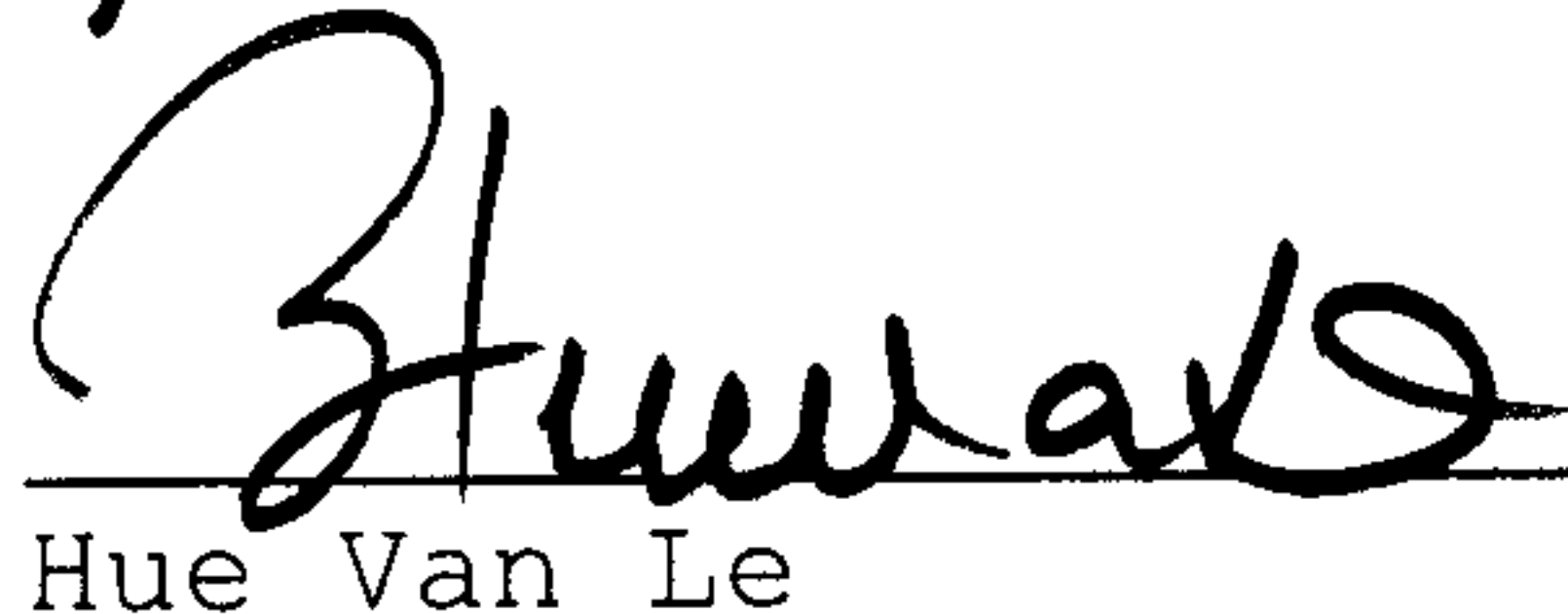

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Julie Phan Le, the wife of Hue Van Le, and mother of Phon Bang Le, died on or about June 19, 2012.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hands and seals this 24 day of September, 2012.


Hue Van Le

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hue Van Le, an unmarried man, 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 24th day of September, 2012.


Notary Public

My Commission Expires: 10/1/2014


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Hue Van Le
Mailing Address 6345 Farley Lane
Birmingham, AL 35242

Grantee's Name Hue Van Le and Phong Bang Le
Mailing Address 6345 Farley Lane
Birmingham, AL 35242

Property Address Parcels I-XIII

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1,146,830.00

1/2 value # 573,415.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other – Tax Assessment Notice

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 10-03-12

Sign *Hue Van Le*
(Grantor/Grantee/Owner/Agent) circle one

Print Hue Van Le

☐ Unattested

Kimi M. Foster
(Verified by)