

Shelby Cnty Judge of Probate, AL 12/05/2012 12:30:15 PM FILED/CERT

This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027

STATE OF ALABAMA

Send Tax Notice To: Matthew D. Evans & Jana D. Blackwell 516 Meadow Ridge Circle Birmingham, AL 35242

## WARRANTY DEED - Joint Tenants with Right of Survivorship

	)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY	)	
parties hereto, to the undersigne	ed grantor (	mount of which can be verified in the Sale Contract between the whether one or more), in hand paid by the grantee herein, the reconstruction of the Nguyen and Kim D. Nguyen, husband and wife, whose mailing

ceipt address is Tia Try Place, Pell City, AL 359010 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jana D. Blackwell and Matthew D. Evans, whose mailing address is 516 Meadow Ridge Circle, Birmingham, AL 35242 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 516 Meadow Ridge Circle, Birmingham, AL 35242; to-wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$186,210.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 31st day of October, 2012.

Dung Van Nguyen

Kim D. Nguyen

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Dung Van Nguyen and Kim D. Nguyen, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of October, 2012.

Shelby County, AL 12/05/2012

State of Alabama

Deed Tax: \$21.00

Notary Public

Commission Expires:

S12-3192

## EXHIBIT "A" Legal Description

Lot 16, according to the Survey of Meadow Brook Cluster Homes, First Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.