


Send tax notice to:
HOANG LE and TIEN NHAN LY
617 10TH AVENUE SW
ALABASTER, ALABAMA 35007


20121226000493880 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
12/26/2012 03:57:04 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Forty-Two Thousand and 00/100 (\$42,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **DONALD NACCARI, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **HOANG LE and TIEN NHAN LY**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 93, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA MILLS", PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER ON OCTOBER 5, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FALLON AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE ON 2ND AVENUE, SAID RIGHT LINE AS SHOWN ON THE MAP OF THE DEDICATION ON THE STREETS AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE OF 243.00 FEET TO THE POINT OF BEGINNING; THENCE 90 DEGREES 26 MINUTES 37 SECONDS LEFT AND RUN SOUTHWESTERLY FOR 104.63 FEET; THENCE 89 DEGREES 48 MINUTES 37 SECONDS RIGHT AND RUN NORTHWESTERLY FOR 111.11 FEET; THENCE 106 DEGREES 10 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 107.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE; THENCE 74 DEGREES 27 MINUTES 30 SECONDS RIGHT AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE FOR 81.07 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 29th day of November, 2012.


DONALD NACCARI

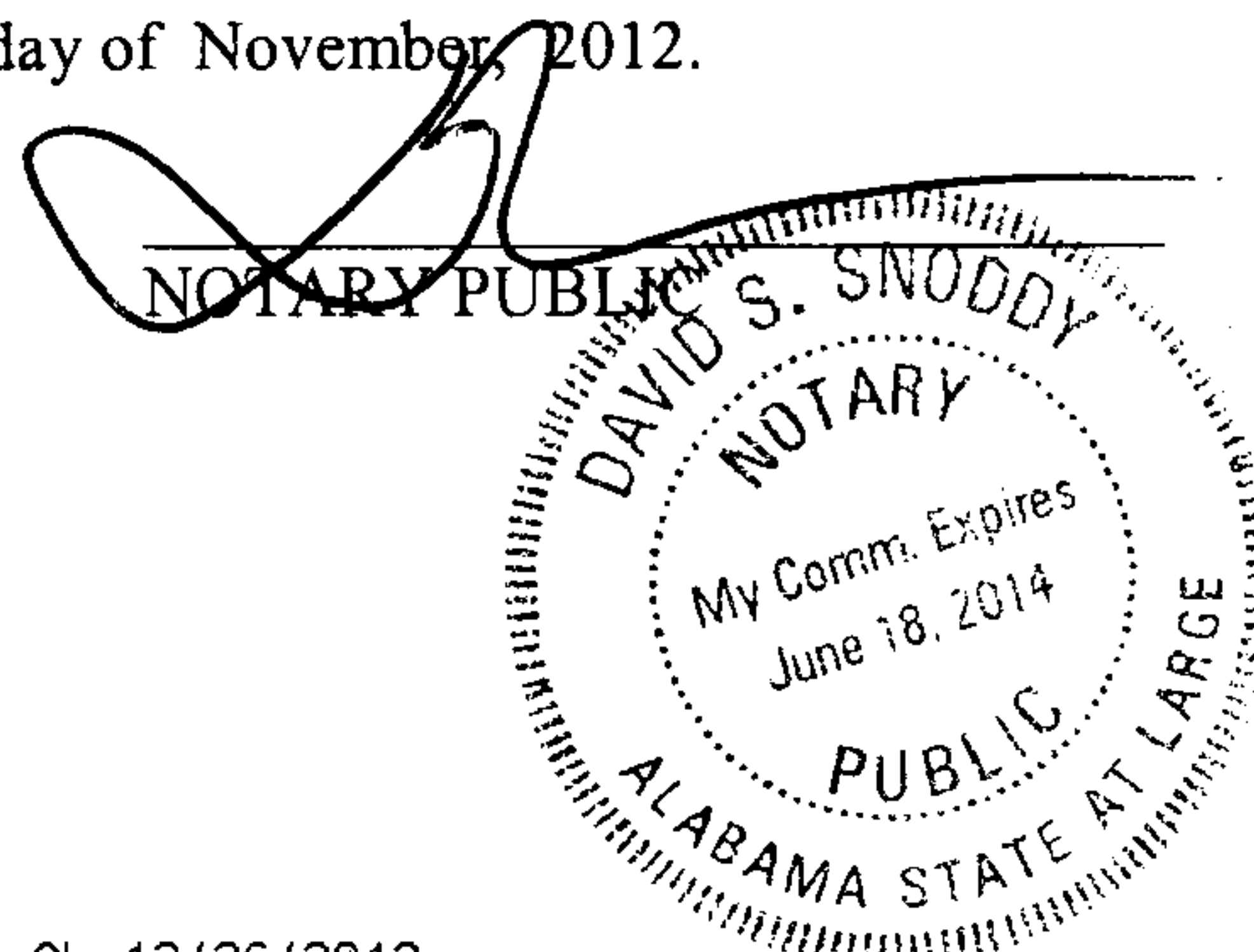
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that DONALD NACCARI is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2012.

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name DONALD NACCARI
Mailing Address

Grantee's Name HOANG LE AND TIEN NHAN LY
Mailing Address 617 10TH AVENUE SW
ALABASTER, AL 35007

Property Address 617 10TH AVENUE SW
ALABASTER, AL 35007

Date of Sale NOVEMBER 29, 2012
Total Purchase Price \$ 42,000.00

Actual Value \$
Assessor's Market Value \$
Barcode: 20121226000493880 2/2 \$57.00
Shelby Cnty Judge of Probate, AL
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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
XX Closing Statement
Appraisal
Other

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.

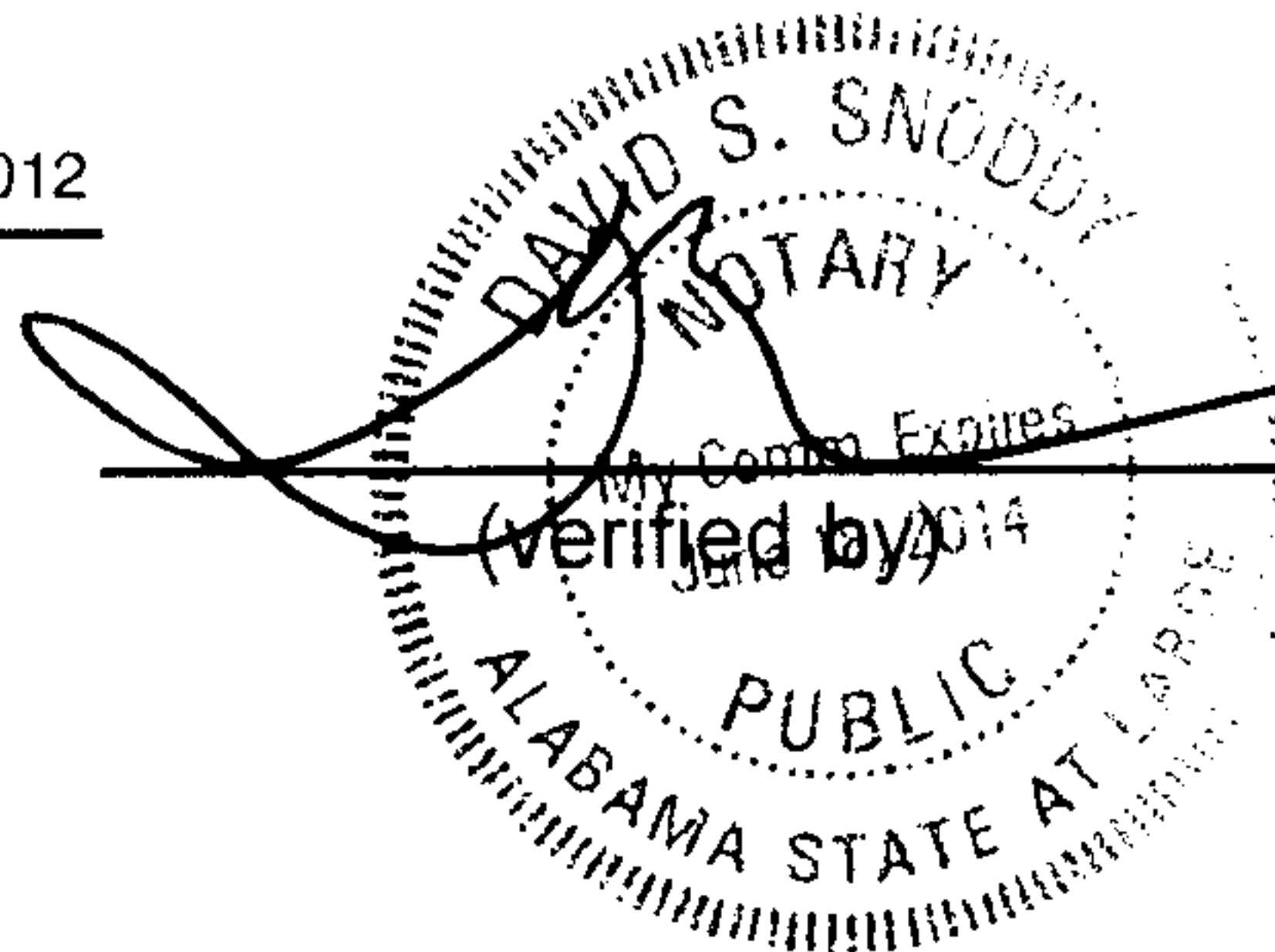
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 NOVEMBER 29, 2012

Print DONALD B. NACCARI

Unattested



Sign (Grantor/Grantee/Owner/Agent) circle one