

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Vu T. Huynh
Vu Law Firm, LLC
Attorney At Law
P.O. BOX 380293
Birmingham, AL 35238

SEND TAX NOTICE TO:

LOAN THANH HUYNH AND PHUNG
THANH HUYNH
P.O. BOX 340
WILTON, ALABAMA 35187

WARRANTY DEED
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and 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** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LOAN THANH HUYNH and brother, PHUNG THANH 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 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 Northwesterly right of way line of a pave 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:
-This conveyance is subject to real estate taxes and assessments for the current year and subsequent years.
-Mineral and mining rights if not owned by Grantor.
-Existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

Subject property is located in Shelby County, Alabama.

Closing did not occur in the office of the attorney who prepared this instrument and without the benefit of a title search or survey.

Draftsman makes no warranty as to correctness of description or ownership of the premises.

Legal description provided by Grantee.

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 sized 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 10th day of October, 2013.

Kim Thi Pham Huynh
KIM THI PHAM HUYNH
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KIM THI PHAM HUYNH** whose name as Grantor, 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 or she as such person or persons and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand this the 10th day of October, 2013.

[Signature]
Notary Public
My commission expires: 12/10/2016


20131015000411050 2/3 \$194.00
Shelby Cnty Judge of Probate, AL
10/15/2013 02:05:40 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name KIM THI PHAM HUYNH
Mailing Address P.O. Box 340
WILTON, AL 35187

Grantee's Name LOAN THANH HUYNH AND
Mailing Address PHUNG THANH HUYNH
P.O. Box 340
WILTON, AL 35187

Property Address 2400 HIGHWAY 25 SOUTH
WILTON, AL 35187

Date of Sale 10/10/2013

Total Purchase Price \$ 100

or

Actual Value

\$

or

Assessor's Market Value \$ 173,770

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 10/15/2013

Print KIM THI PHAM HUYNH

Unattested

Sign Kim Thi Pham Huynh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

