

This instrument was prepared by:

Joe A. Scotch
Birmingham, Al

Send Tax Notice to:

Giau Le
905 Talon Way
Birmingham, Al 35242

STATUTORY WARRANTY DEED


20131104000433430 1/4 \$123.00
Shelby Cnty Judge of Probate: AL
11/04/2013 11:12:50 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

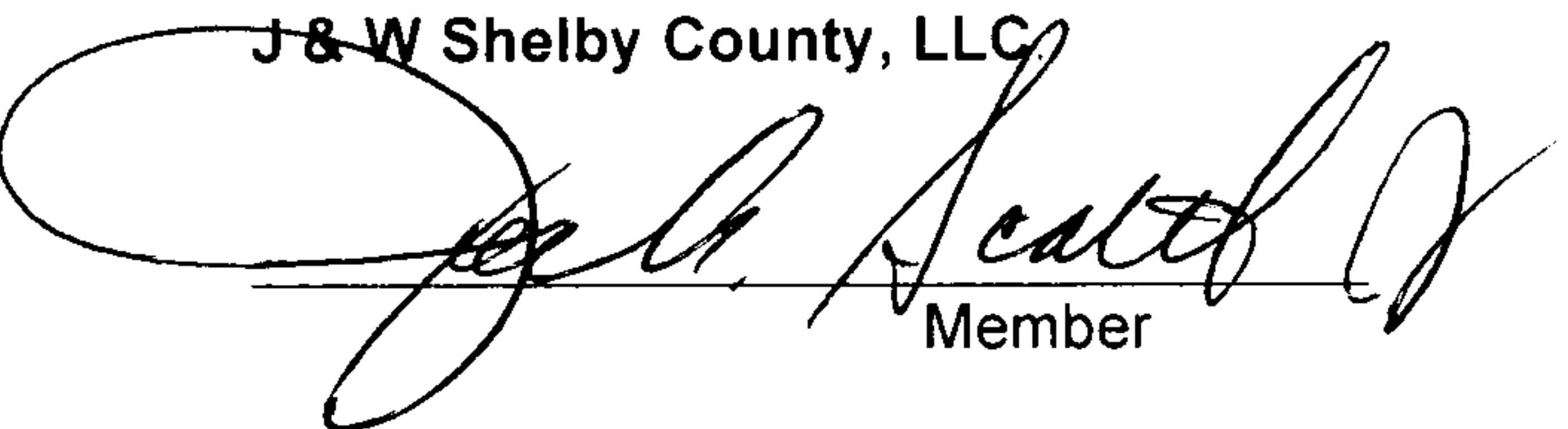
KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THOUSAND and NO/100 DOLLARS to the undersigned grantor, **J & W Shelby County, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Giau Le** (an Undivided 50% interest) and **Phuc M. Nguyen** (an undivided 50% Interest) (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

This conveyance is subject to property taxes, fire dues, and library dues for the year 2013 and subsequent years, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal this 31st day of October, 2013.

J & W Shelby County, LLC

Member

Shelby County, AL 11/04/2013
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name as Managing Member of J & W Shelby County, LLC. is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as Managing Member, and with full authority, executed same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this 31st day of October, 2013.

5/15/15
My Commission Expires

Ashley Cox Honnoll
Notary Public

ASHLEY COX HONNOLL
Notary Public, State of Alabama
County of Shelby
My Commission Expires
May 15, 2015


20131104000433430 2/4 \$123.00
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EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 02 deg. 33 min. 20 sec. West and along the $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 668.86 feet; thence North 89 deg. 46 min. 03 sec. East a distance of 685.32 feet to the Point of Beginning; thence continue along the last described course, a distance of 136.89 feet; thence South 56 deg. 48 min. 12 sec. East, a distance of 94.25 feet; thence South 24 deg. 59 min. 18 sec. West, a distance of 212.50 feet; thence South 00 deg. 13 min. 56 sec. East, a distance of 25.00 feet; thence South 89 deg. 46 min. 03 sec. West, a distance of 75.00 feet to a point, said point being the beginning of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90 deg. 00 min. 20 sec. and subtended by a chord which bears North 44 deg. 46 min. 05 sec. East, and a chord distance of 35.36 feet; thence along the arc of said curve, a distance of 39.27 feet to a point, said point being the beginning of a compound curve to the right, having a radius of 50.00 feet, a central angle of 62 deg. 53 min. 16 sec., and subtended by a chord which bears North 31 deg. 12 min. 41 sec. West and a chord distance of 52.17 feet; thence along the arc of said curve, a distance of 54.88 feet; thence North 27 deg. 20 min. 32 sec. West a distance of 224.30 feet to the point of beginning; being situated in Shelby County, Alabama.



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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 J & W Shelby County Grantee's Name Gian Le and phuc
Mailing Address LLC Mailing Address M Nguyen

Property Address 5591-5592 Date of Sale 905 TALON Way
Surrey LN B'Ham AL 35242 10/31/13
B'Ham AL 35242 Total Purchase Price \$ 100,000
or
Actual Value \$
or
Assessor's Market Value \$

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,

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 _____

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1