

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

Vu T. Huynh
Attorney At Law
1929 Third Avenue North, Suite 200
Birmingham, AL 35203

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **TEN DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid to **2 AZIANS, INC.**, an Alabama corporation (“Grantor”) by **HIEN INCORPORATED**, an Alabama corporation (“Grantee”), the receipt and sufficiency of which are hereby acknowledge, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the “Property”) situated in Shelby County, Alabama, to-wit:

A Parcel of land located in the E ½ of the NW ¼ of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 20 and run in an Easterly direction along the Southern boundary line of said quarter-quarter for a distance of 1,323.70 feet to the point of beginning; thence turn an interior angle left 92 degrees, 07 minutes, 23 seconds and run in a Southerly direction 636.41 feet to the Northern right of way line of Shelby County Highway #10 having variable width right of way and the beginning of a curve to the right, said curve having a radius of 1,949.86 feet, a central angle of 05 degrees, 04 minutes, 37 seconds, a chord distance of 172.72 feet and an interior chord angle to the right 98 degrees, 11 minutes, 12 seconds; thence run in a Southeasterly direction along the arc of said curve for a distance of 172.78 feet; thence leaving said curve turn an exterior angle to the left from said chord 177 degrees, 27 minutes, 43 seconds and continue along said right of way in a Southeasterly direction for a distance of 103.10 feet; thence turn an exterior angle to the left 90 degrees, 00 minutes, 00 seconds and continue along said right of way line in a Southwesterly direction for a distance of 10.00 feet to the beginning of a curve to the right, said curve having a radius of 1,175.92 feet, a central angle of 05 degrees, 55 minutes, 08 seconds, a chord distance of 121.42 feet and an interior chord angle to the right 92 degrees, 57 minutes, 34 seconds; thence run in a Southeasterly direction along the arc of said curve for a distance of 121.48 feet to the point of right of way intersection of Shelby County Highway #10 and County Road #17; thence leaving Shelby County Highway #10 right of way and said curve, turn an interior angle to the right from said chord 79 degrees, 20 minutes, 54 seconds and run in a Northeasterly direction along the variable width Western right of way line of County Road #17 for a distance of 71.91 feet; thence turn an interior angle to the right 141 degrees, 13 minutes, 21 seconds and run in a Northwesterly direction along County Road #17 right of way for a distance of 90.00 feet; thence turn an interior angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along said right of way line for a distance of 5.00 feet and the beginning of a curve to the right, said curve having a radius of 1,394.19 feet; a central angle of 19 degrees, 58 minutes, 00 seconds, a chord distance of 483.40 feet and an exterior chord angle to the left 80 degrees, 01 minutes, 00 seconds; thence run in a Northwesterly direction along the arc of said curve and said right of way line for a distance of 485.85 feet; thence leaving said curve turn an interior angle to the right from

chord 99 degrees, 59 minutes, 00 seconds and run in a Southwesterly direction along said right of way line for a distance of 5.00 feet; thence turn an exterior angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction along said right of way line for a distance of 176.53 feet; thence leaving said right of way line of County Road #17 turn an interior angle to the right 111 degrees, 15 minutes, 35 seconds and run in a Northwesterly direction for a distance of 72.97 feet; thence turn an interior angle to the 84 degrees, 31 minutes, 08 seconds and run in a Southerly direction for a distance of 34.03 feet and the point of beginning.

SUBJECT TO:

1. This conveyance is subject to real estate taxes and assessments for the current year and subsequent years.
2. Easement to the City of Montevallo as recorded in Instrument #1992-20991.
3. Easement to Montevallo Water and Sewer Board as recorded in Instrument #1997-24568.
4. Right of Way to Shelby County recorded in Deed Book 135, Page 191 and Deed Book 152, Page 158.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 136, Page 311 and Deed Book 155, Page 115.

Subject property is located in Shelby County, Alabama.

Property address: 300 Highway 10, Montevallo, AL 35115.

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.

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 30th day of June, 2014.

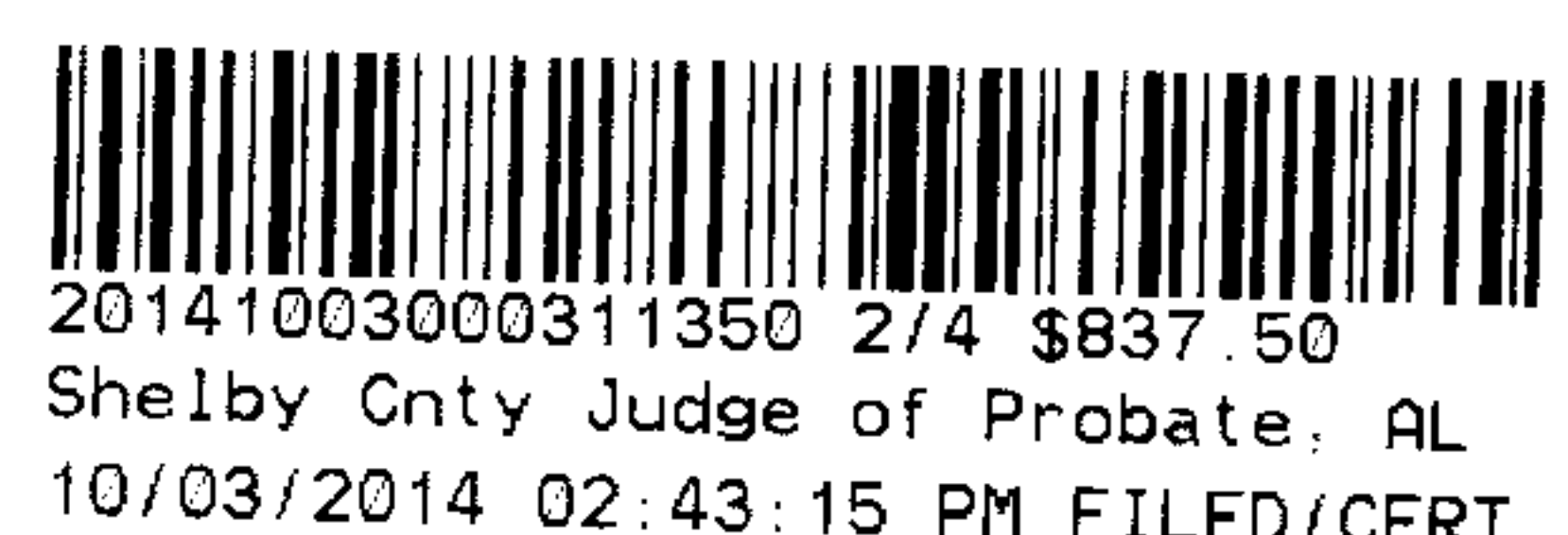
2 AZIANS, INC.

By 
PHUNG THANH HUYNH
Its Vice President

HIEN INCORPORATED

By 
LOAN THANH HUYNH
Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)



ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **PHUNG THANH HUYNH**, whose name as Vice President of 2 AZIANS, INC., an Alabama corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30th day of June, 2014.



Notary Public
My commission expires: 12/10/2016


20141003000311350 3/4 \$837.50
Shelby Cnty Judge of Probate, AL
10/03/2014 02:43:15 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 2 AZIANS INC.
Mailing Address P.O. Box 340
WILTON, AL 35187

Grantee's Name HIEA INCORPORATED
Mailing Address P.O. Box 340
WILTON, AL 35187

Property Address 300 HIGHWAY 10
MONTICELLO, AL
35115

Date of Sale JUNE 30, 2014
Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 814,010.

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 Property Tax Office

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 a

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 10/3/14

Print IN HUNT

☒ Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one