


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20141209000385930 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/09/2014 10:13:55 AM FILED/CERT

Send Tax Notice to:
Johnnie & Annie Ruth McClain
PO Box 362
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINE THOUSAND (\$9,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, 2 Azians, Inc., an Alabama Corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Johnnie McClain and Annie Ruth McClain, husband and wife, together as joint tenants with rights of survivorship (hereinafter referred to as GRANTEES), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parts of Lot 18 and 19 fronting Palmer Street, in Block 1 according to the Map of Aldmont, by B. L. Miller, more particularly described as follows:

Begin at a point on the North side of the Montevallo and Aldrich Road where Palmer Street intersects said road; thence run in a Northerly direction along the Eastern boundary of said Palmer Street, 61 feet, more or less to the Southern boundary of the "Buck Shivers" property; thence in an Easterly direction along said Southern boundary of said "Buck Shivers" property a distance of 100 feet; thence in a Southerly direction, parallel with said Palmer Street a distance of 123 feet, more or less, to the Northern boundary of said Montevallo and Aldrich Road; thence in a Westerly direction along said Northern boundary of said road to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record



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in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, the said GRANTOR, by its OFFICER, who is authorized to execute this conveyance, has hereto set its signature and seal this 22ND day of OCTOBER, 2014.

2 Azians, Inc.
4009 Shandwick Lane
Birmingham, AL 35242

By: Loan Thanh Huynh
Name: LOAN THANH HUYNH
Title: PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that LOAN THANH HUYNH whose name 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22ND day of OCTOBER, 2014.

[Signature]
Notary Public

My Commission Expires: 12/10/2016

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 300 HWY 10
Montevallo, AL 35115

Grantee's Name Johnnie & Annie Ruth McClain
Mailing Address PO Box 362
Montevallo, AL 35115

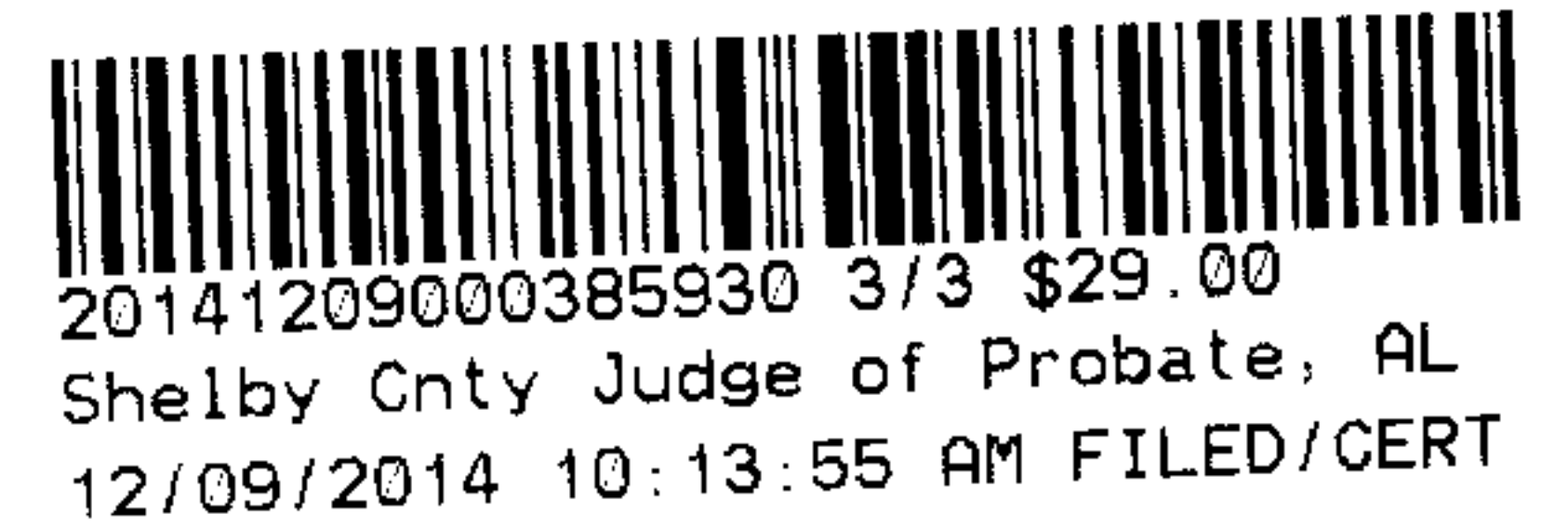
Property Address Part of Lot 18 & 19 Block 1 of the Map of Aldmont
as recorded in the
Probate Office of Shelby County, AL

Date of Sale 10/22/2014

Total Purchase Price \$ 9,000.00

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
☒ Sales Contract
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 10/22/2014

Print Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1