

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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

SEND TAX NOTICE TO:

Thuan Kein Luu  
Tiffany Chau  
905 Talon Way  
Hoover, AL 35242

**STATUTORY 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 **TEN DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **JENNY PHUONG TRINH LE, a single woman and her father, FRANCIS TRINH** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **JENNY PHUONG TRINH LE, a single woman, THUAN KEIN LUU and his spouse, TIFFANY CHAU** (herein referred to as Grantees, whether one or more) as joint tenants with the right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I  
LOT 47, ACCORDING TO THE FINAL PLAT OF EAGLE TRACE PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 1, 2015 AND THEREAFTER.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

Mortgage in favor of Wells Fargo Home Mortgage, Inc. as recorded in INST# 2004051180.

PARCEL II  
A parcel of land situated in the Southeast ¼ of the Northwest ¼ 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 ¼ - ¼; thence North 02 deg. 33 min. 20 sec. West and along the ¼ - ¼ line, a distance of 668.86; thence North 89 deg. 46 min. 03 sec. East, a distance of 822.21 feet; thence South 56 deg. 48 min. 12 sec. East, a distance of 94.25 feet; to the Point of Beginning, thence continue along the last described course, a distance of 156.76 feet to a point, said point lying on the Northwesterly Right of Way line of Alabama Highway #119 (80' R.O.W.); thence South 29 deg. 43 min. 13 sec.



West and along said Right of Way line, a distance of 151.06 feet; thence South 89 deg. 46 min. 03 sec. West and leaving said Right of Way, a distance of 145.95 feet; thence North 00 deg. 13 min. 56 sec. West a distance of 25.00 feet; thence North 24 deg. 59 min. 18 sec. East a distance of 212.50 feet to the Point of Beginning, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 1, 2015 AND THEREAFTER.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

Mortgage in favor of Wilmington Finance, a division of AIG Federal Savings Bank recorded in as recorded in INST# 20050509000220390


Subject property is located in Shelby County, Alabama.

**NO TITLE EXAMINATION WAS PERFORMED AS TO EITHER PARCEL, DESCRIPTIONS WERE FURNISHED BY GRANTOR.**


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

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein surviving the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survives the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 17<sup>th</sup> day of June, 2015.

  
20150623000210640 2/4 \$306.00  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:48:07 AM FILED/CERT

  
JENNY PHUONG TRINH LE  
Grantor

  
FRANCIS TRINH  
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 **JENNY PHUONG TRINH LE and FRANCIS TRINH** whose name as Grantors, 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 17<sup>th</sup> day of June, 2015.



Notary Public

My commission expires: 12/20/2016

  
20150623000210640 3/4 \$306.00  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:48:07 AM 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 TENNY PHONG THINH LE Grantee's Name THUAN KEIN LUU  
Mailing Address 905 TALON WAY Mailing Address 905 TALON WAY  
BIRMINGHAM, AL BZ1  
35242

Property Address 905 Talon Way Date of Sale JULY 17, 2015  
Birmingham, AL Total Purchase Price \$ 10,000  
35242 or  
Actual Value \$  
or  
Assessor's Market Value \$ 283,000



20150623000210640 4/4 \$306.00  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:48:07 AM FILED/CERT

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 Tax office  
☐ 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 6/23/15 Print THUAN KEIN LUU  
☒ Unattested [Signature] Sign Thuan Kein Luu  
(verified by) (Grantor/Grantee/Owner/Agent) circle one