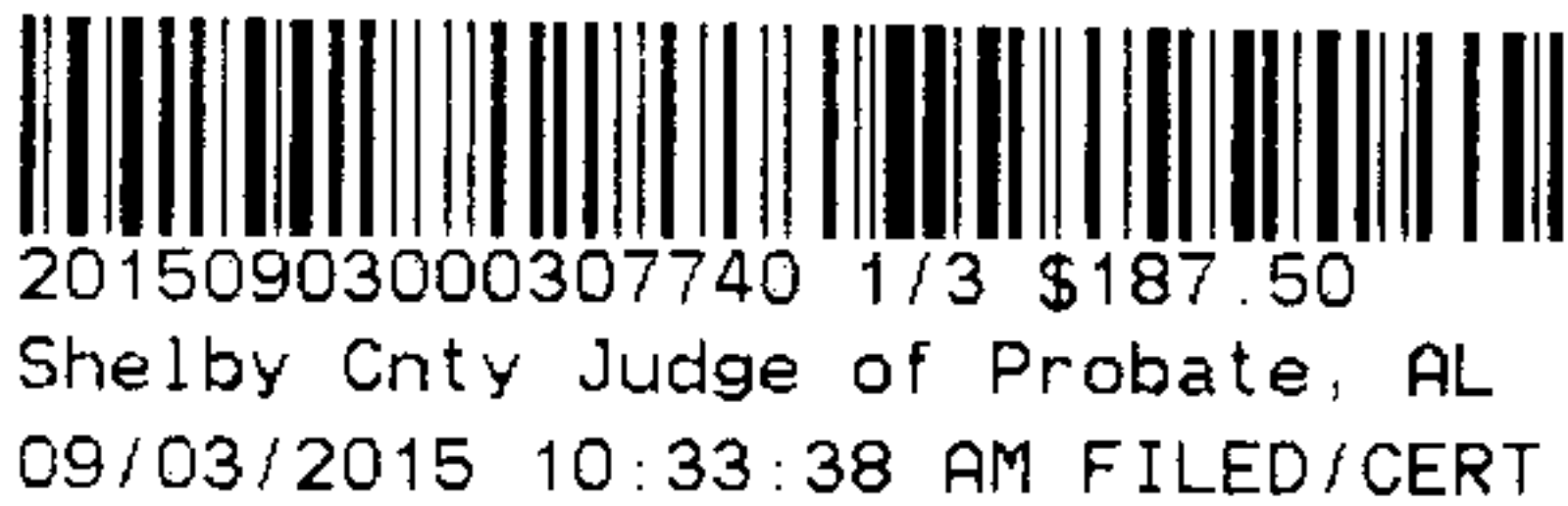


This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

Tony Thanh Nguyen
Tien Thuy Thi Tran
110 Meadow View Circle
Pelham, AL 35124



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, **TIEN T. TRAN, a married woman and DIEP V. DO** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **TIEN THUY THI TRAN, a married woman and her spouse, TONY THANH NGUYEN** (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:

Lot 6, according to the Survey of Ivy Brook Phase I, as recorded in Map Book 18, Page 21, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to:
Advalorem taxes due October 1, 2015 and thereafter.

This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.

Approximately \$148,356.00 of the consideration herein was derived from a mortgage that will continue to remain under said Grantors’ name.


Property address: 110 Meadow View Circle, Pelham, AL 35124.

Subject property is located in Shelby County, Alabama.

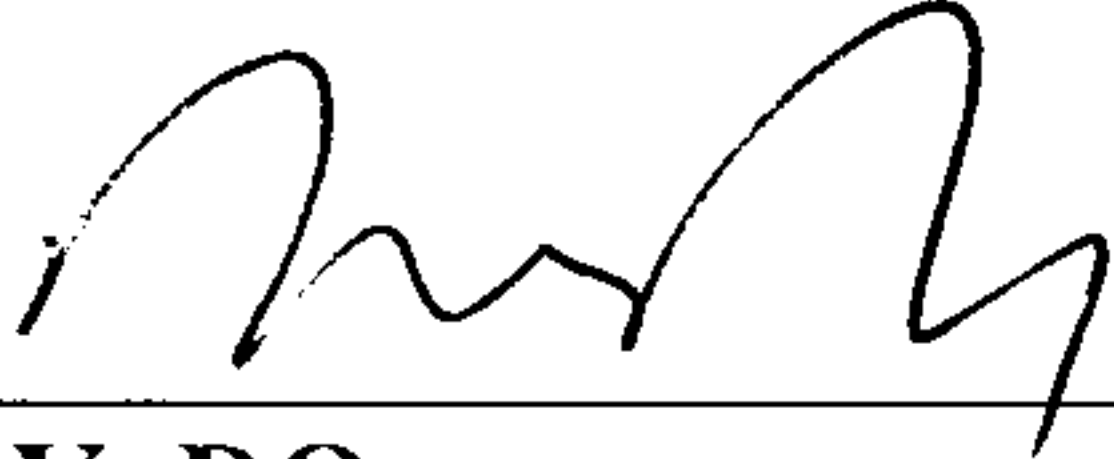
Draftsman makes no warranty as to correctness of description or ownership of the premises.

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 26th day of August, 2015.




TIEN T. TRAN
Grantor



DIEP V. DO
Grantor


STATE OF ALABAMA)
COUNTY OF SHELBY)


20150903000307740 2/3 \$187.50
Shelby Cnty Judge of Probate, AL
09/03/2015 10:33:38 AM FILED/CERT

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TIEN T. TRAN and DIEP V. DO** 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 26th day of August, 2015.



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 TIEN T. TRAN Grantee's Name TONY THANH NGUYEN
Mailing Address 110 MEADOW VIEW CIRCLE Mailing Address 110 MEADOW VIEW CIRCLE
PELHAM, AL PELHAM, AL
35124 35124
Property Address 110 MEADOW VIEW CIRCLE Date of Sale 8/26/2015
PELHAM, AL Total Purchase Price \$
35124 or
Actual Value \$
or
Assessor's Market Value \$ 167,100

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


20150903000307740 3/3 \$187.50
Shelby Cnty Judge of Probate, AL
09/03/2015 10:33:38 AM FILED/CERT

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 _____

Print TONY THANH NGUYEN

☒ Unattested

Karen Muelson
(verified by)

Sign

TONY THANH NGUYEN

(Grantor/Grantee/Owner/Agent) circle one