

20151002000346530
10/02/2015 03:25:13 PM
DEEDS 1/2

Send tax notice to:
CUONG THAI TRAN
2444 MAHASKA DRIVE
BIRMINGHAM, AL 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015618

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BRADLEY KIMBRELL, AN UNMARRIED MAN whose mailing address is: 309 Meadow Dr, Birmingham, AL 35242 Apt 309 (hereinafter referred to as "Grantors") by CUONG THAI TRAN and THU CUC THI NGUYEN whose mailing address is: 2444 MAHASKA DRIVE, BIRMINGHAM, AL, 35244 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 3, according to the Map and Survey of Indian Valley, Fourth Sector, recorded in Map Book 5, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

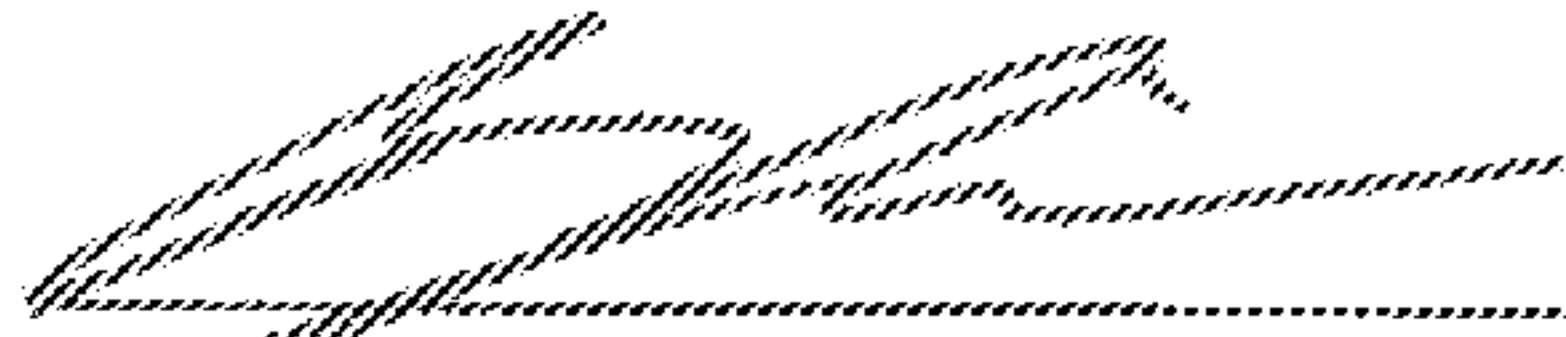
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as recorded in Deed Book 181, page 385.
3. Right-of-way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 275, page 226.
4. Right-of-way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 275, page 226.
5. Riparian and other rights created by the fact that subject property lies adjacent to Acton Creek.
6. Subject to easements, flood damages and release of damages as set forth in Deed Book 279, page 503.
7. Restrictions appearing of record in Misc. Book 2, page 298.
8. Right-of-way to Alabama Power Company by Tennessee Coal, Iron & Railroad Company, by unrecorded instrument, dated November 27, 1936.
9. Right-of-way to Alabama Power Company recorded in Deed Book 107, page 121; Deed Book 102, page 53; Deed Book 103, page 43 and Deed Book 104, page 213.
10. Easement to the Five T's Inc., as recorded in Deed Book 279, Page 487.
11. Restrictions, public utility easements, and building set back lines as shown on recorded map and survey of Indian Valley, Fourth Sector recorded in Map Book 5, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

\$90,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of September, 2015.


BRADLEY KIMBRELL



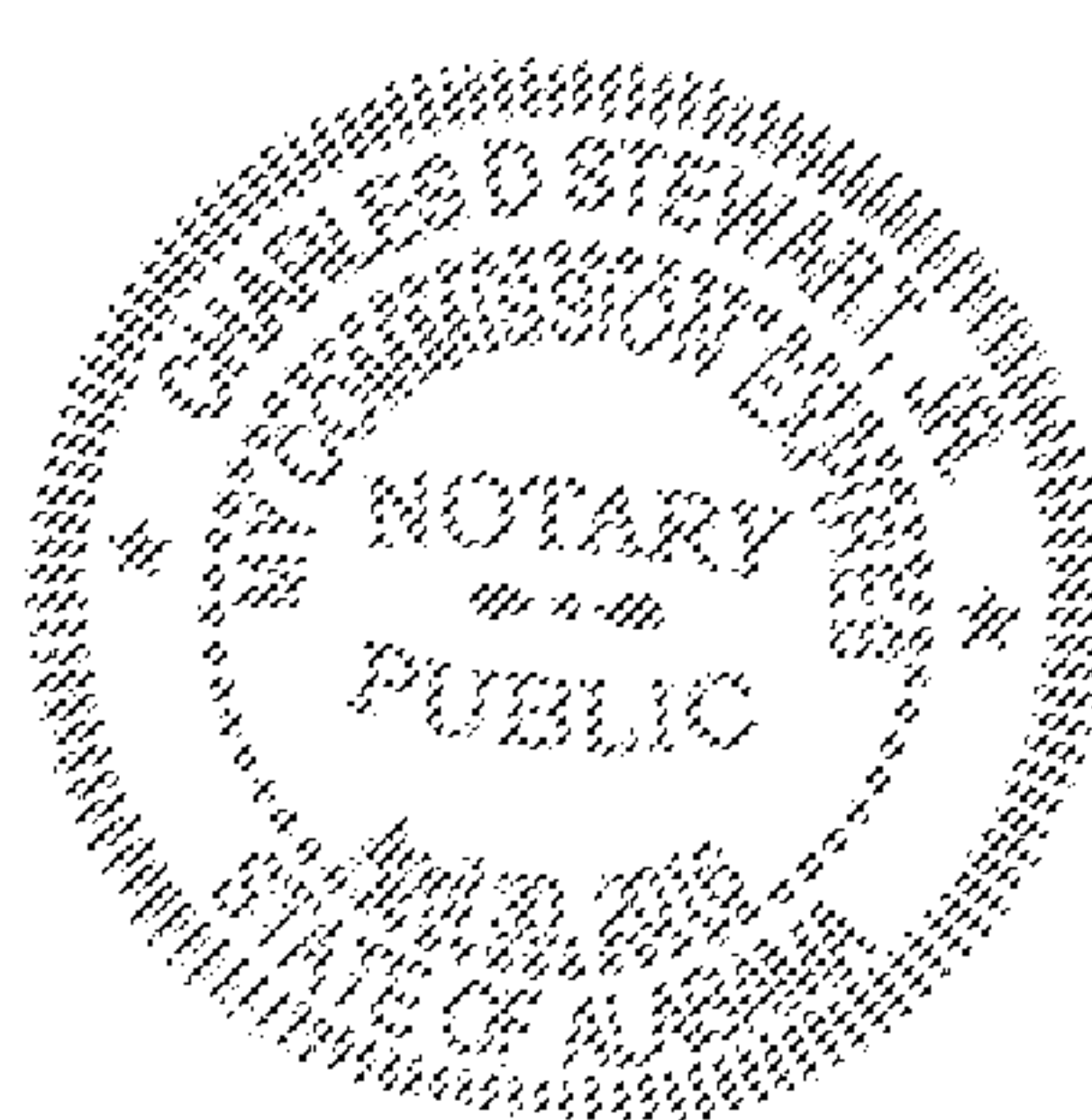
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 03:25:13 PM
\$172.00 CHERRY
20151002000346530

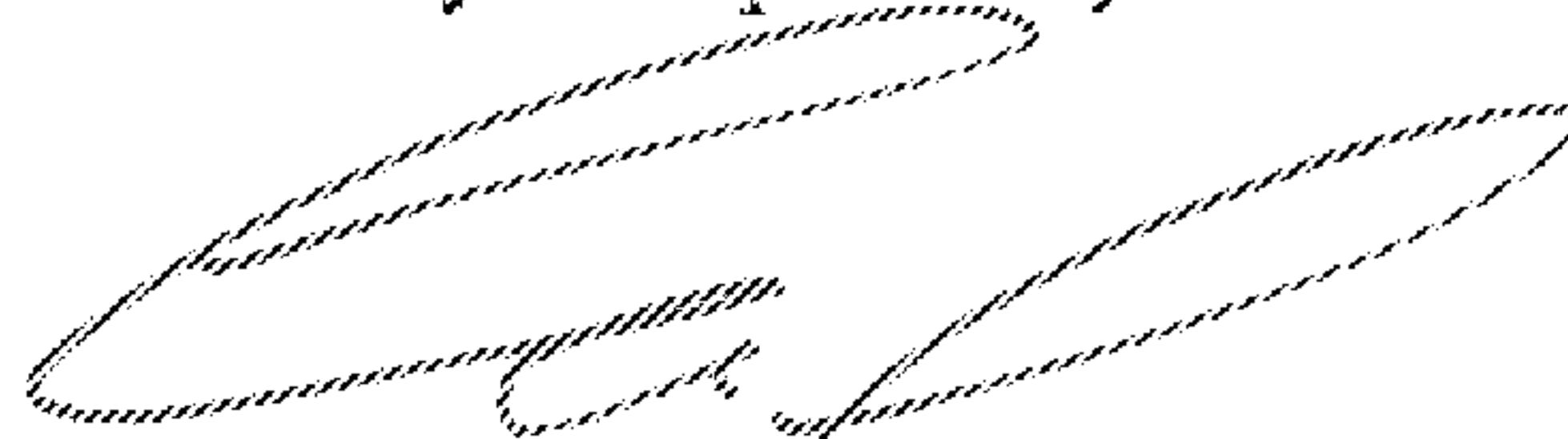


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRADLEY KIMBRELL whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2015.




Notary Public
Print Name: Charles D. Stewart
Commission Expires: 9/30/16