

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

Send tax notice to:

BHM1600102

Ida Adnyana

Claire Steward

1318 Old Cahaba Cove

Helena, AL 35080

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20160405000110620

04/05/2016 03:51:54 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00)** in hand paid to the undersigned **Khoa D Lu and Linh H. Dao, husband and wife** (hereinafter referred to as "Grantors"), by **Ida Adnyana and Claire Steward** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1015, according to the Map and Survey of Old Cahaba, 10th Sector, as recorded in Map Book 26, Page 112 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$189,012.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Linh H. Dao and Linhsey Hong Dao are one and the same person.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Khoa D Lu and Linh H. Dao have hereunto set their signatures and seals on April 1, 2016.

Khoa D. Lu

Khoa D. Lu

Linhsey H. Dao by her attorney in
Linhsey Hong Dao
by her attorney in fact *fact. Khoa Duc Lu*
Khoa Duc Lu

20160405000110620 04/05/2016 03:51:54 PM DEEDS 2/3

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Khoa D Lu, 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 1st day of April, 2016.



Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

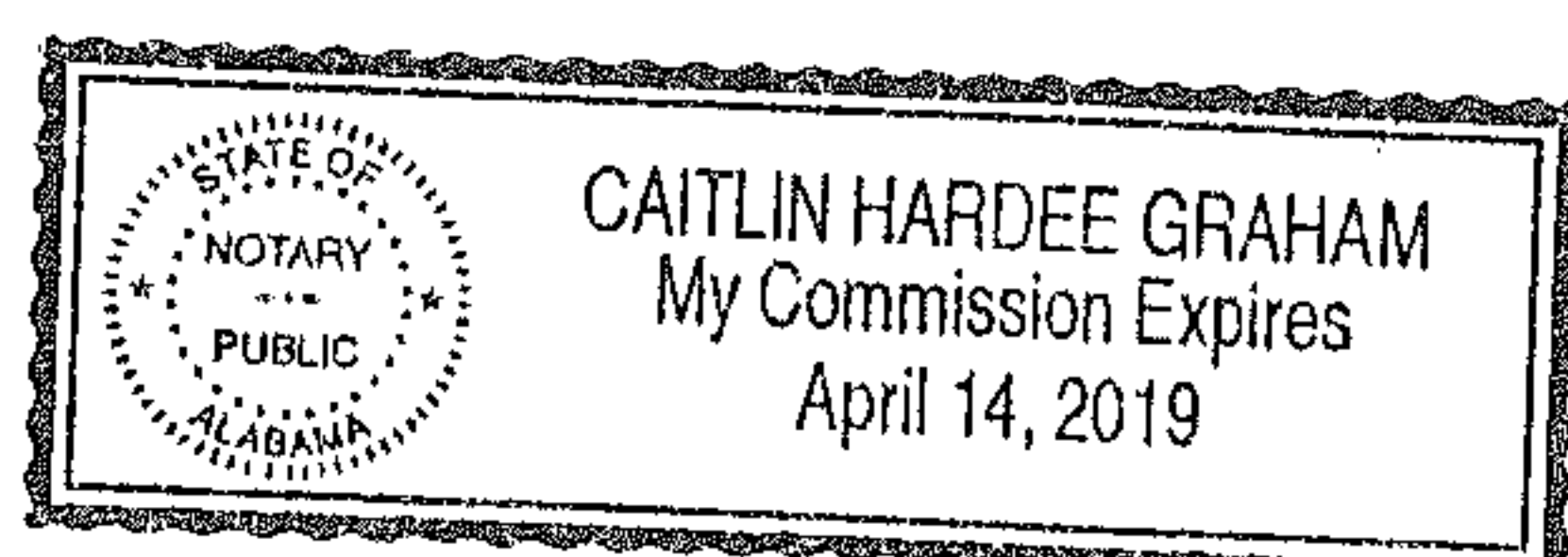
Commission Expires: APR. 14, 2019

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Khoa Duc Lu, whose name as Attorney in Fact for Linhsey Hong Dao, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2016.



Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR. 14, 2019

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Khoa D. Lu
Mailing Address Linh H. Dao
524 Old Farm Ln. S., Apt. S
Prattville, AL36066

Grantee's Name Ida Adnyana
Mailing Address Claire Steward
1318 Old Cahaba Cove
Helena, AL 35080

Property Address 1318 Old Cahaba Cove
Helena, AL 35080
20160405000110620 04/05/2016
03:51:54 PM DEEDS 3/3

Date of Sale 4/1/16
Total Purchase Price \$ 192,500.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ 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 4/1/16

Print Caitlin Graham

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2016 03:51:54 PM
\$23.50 CHERRY
20160405000110620

[Signature]

Form RT-1