

This Instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Du Thi Le  
~~333 Bedford Circle~~  
~~Calera, AL 35040~~  
5431 Creekside Lane  
Hoover, AL 35244

**GENERAL WARRANTY DEED**

**20160413000120880**

**04/13/2016 10:39:59 AM**

**DEEDS 1/2**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty-Nine Thousand Three Hundred Sixty And No/100 Dollars (\$129,360.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Antonin Anthony Blaha, IV, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Du Thi Le (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

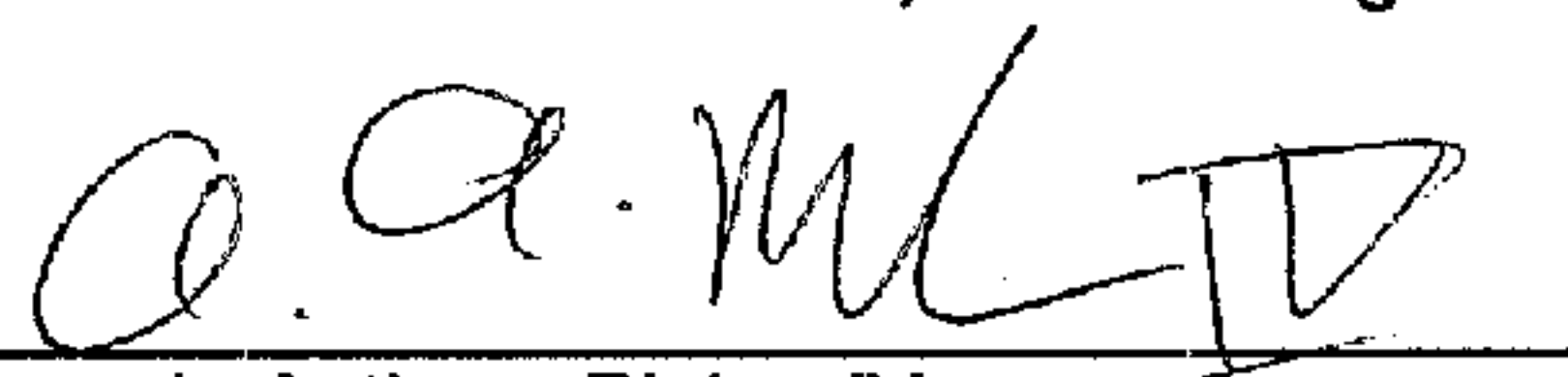
Lot No. 728, Savannah Pointe, Sector 7, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 12, 2016.

  
Antonin Anthony Blaha, IV

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal on the 12th day of April, 2016.

  
Notary Public  
My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name Antonin Anthony Blaha, IV

Grantee's Name Du Thi Le

Mailing Address 333 Bedford Circle  
Calera, AL 35040Mailing Address 5431 Clarksdale Lane  
Harvest, AL 35244Property Address 333 Bedford Circle  
Calera, AL 35040

Date of Sale April 12, 2016

Total Purchase Price \$129,360.00

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 StatementIf 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 - Antonin Anthony Blaha, IV, 333 Bedford Circle, Calera, AL 35040.

Grantee's name and mailing address - Du Thi Le, , .

Property address - 333 Bedford Circle, Calera, AL 35040

Date of Sale - April 12, 2016.

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: April 12, 2016

Sign

Agent



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/13/2016 10:39:59 AM  
 \$146.50 DEBBIE  
 20160413000120880