

Send tax notice to:
LUU NGUYEN
3060 VALLEY RIDGE ROAD
HOOVER, AL 35242

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

2016489

WARRANTY DEED

20160830000314770
08/30/2016 02:03:10 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ROBERT EARL HARRIS, JR. AND SENA HARRIS, HUSBAND AND WIFE whose mailing address is: 2588 Towness Court Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by LUU NGUYEN and AINU TRAN whose property address is: 3060 VALLEY RIDGE ROAD, HOOVER, AL, 35242 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 3, according to a Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS, CONDITIONS, UTILITIES AND BUILDING SETBACK LINES AS SHOWN ON RECORDED SURVEY OD THE MIXED USE SUBDIVISION INVERNESS HIGHLANDS, AS RECORDED IN MAP BOOK 34, PAGE 45 A & B.
3. EASEMENT TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 320, PAGE 878.
4. EASEMENT TO WATER WORKS BOARD OF CITY OF BIRMINGHAM AS RECORDED IN DEED BOOK 312, PAGE 926
5. EASEMENT RECORDED IN DEED BOOK 347, PAGE 866
6. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 285, PAGE 805; REAL RECORD 340, PAGE 804; REAL RECORD 348, PAGE 751; MISC BOOK 14, PAGE 42; REAL RECORD 034, PAGE 634; REAL RECORD 84, PAGE 298; REAL RECORD 348, PAGE 751; MISC BOOK 14, PAGE 424; REAL RECORD 034, PAGE 614; REAL BOOK 84, PAGE 298; REAL BOOK 349, PAGE 816, REAL RECORD 102, PAGE 875 AND REAL RECORD 131, PAGE 763.
7. RESTRICTIONS AS RECORDED IN REAL RECORD 268, PAGE 605
8. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20031205000755490 AND 20031205000788490
9. EASEMENT TO SHELBY COUNTY BOARD OF EDUCATION AS RECORDED IN INSTRUMENT NO. 1992-29881

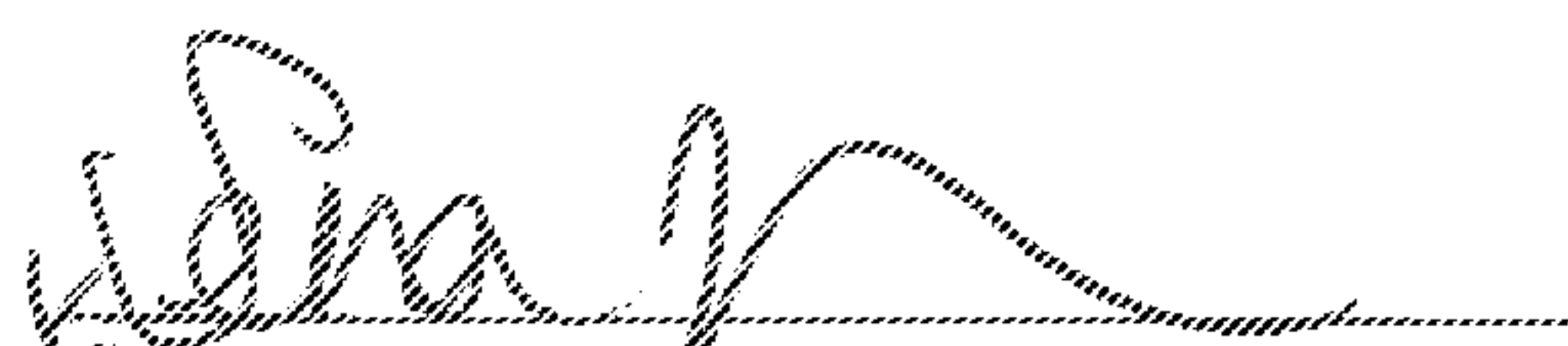
10. RIGHTS OF OTHER PARTIES IN AND TO THE USE OF RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 20031205000788530
11. SEWER EASEMENT AS RECORDED IN INSTRUMENT NO. 20041221000695220
12. RESERVATIONS AS TO SINKHOLE PRONE AREAS SET FORTH IN MAP BOOK 34, PAGE 45 A & B.
13. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SUFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING OF PUBLIC RECORD OR SET OUT IN VOLUME 32, PAGE 48.

\$180,000.00 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 28 day of August, 2016.


ROBERT EARL HARRIS, JR.


SENA HARRIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT EARL HARRIS, JR. and SENA HARRIS 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 28 day of August, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/30/2016 02:03:10 PM
\$156.00 CHERRY
20160830000314770



Notary Public
Print Name:
Commission Expires:

4-30-20