20170222000062430 1/3 \$169.00 Shelby Cnty Judge of Probate, AL 02/22/2017 09:48:17 AM FILED/CERT

WARRANTY DEED

State of Alabama

Send Tax Notice to: TRANS AM SFE II, LLC 8300 N. Mopac Expressway, Suite 200 Austin, TX 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND Dollars (\$148,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Aubrey Etheredge Huynh f/k/a Aubrey Lauren Etheredge and Marshall Blake Huynh**, wife and husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **TRANS AM SFE II, LLC** mailing address 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, in Block 2, according to the Map and Survey of Cedar Bend, Phase 1, recorded in Map Book 17, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 13-8-27-2-001-001.030

Property Address: 186 Cedar Bend Dr., Helena, AL 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County: AL 02/22/2017 State of Alabama Deed Tax:\$148.00 IN WITNESS WHEREOF <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this January, 20<u>17</u>.

day of

Aubrey Etheredge Huyan f/k/a

Marshall Blake Huynh

Aubrey Lauren Etheredge

STATE OF Alabama

COUNTY___Jefferson

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that **Aubrey Etheredge Huynh f/k/a Aubrey Lauren Etheredge and Marshall Blake Huynh,** whose name(s)<u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>they</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _

__day of January, 20<u>17</u>.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC Jeremy L Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216

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Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Mailing Address 1200 Martin St Pelham, AL 35124 Pelham, AL 35124 Expressware Austin, TX	Grantor's Name	Marshall Blake Huynh and Aubrey Lauren Etheredge	Grantee's Name	TRANS AM SFE II, LLC
Property Address 186 Cedar Bend Drive Date of Sale 01/31/2017	Mailing Address		Mailing Address	8300 N. Mopac
Property Address 186 Cedar Bend Drive Date of Sale 01/31/201.		Pelham, AL 35124		Expressway, Suite 200
Helena, AL 35080 Total Purchase Price \$148,000 or Actual Value \$ or Assessor's Market \$ Value The purchase price or actual value claimed on this form can be verified in the following evidence: (check one) (Recordation of documentary evidence is not required) Bill of Sale Appraisal X Sales Contract Other Closing Statement If the conveyance document presented for recordation contains all of the required intereferenced above, the filling 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 mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property in 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 convinstrument offered for record. Actual value - if the property is not being sold, the true value of the property, both real and personal, being convinstrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the imarket value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding out of the property as determined by the local official charged with the responsibility of valuing property for property used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).	•	· · · · · · · · · · · · · · · · · · ·	_	Austin, TX 78759
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UnattestedSign:Sign:	Unattested	(verified by)	* * * * * * * * * * * * * * * * * * * *	antee/Owner/Agent (circle one) Form RT-1

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