

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Van K. Tran and Nip C. Phung
355 Lacey Ave
Alabaster, AL 35114

WARRANTY DEED

20170310000081700

STATE OF ALABAMA

)

03/10/2017 07:59:34 AM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ashley M. Houser, a single woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Van K. Tran and Nip C. Phung (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 141, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

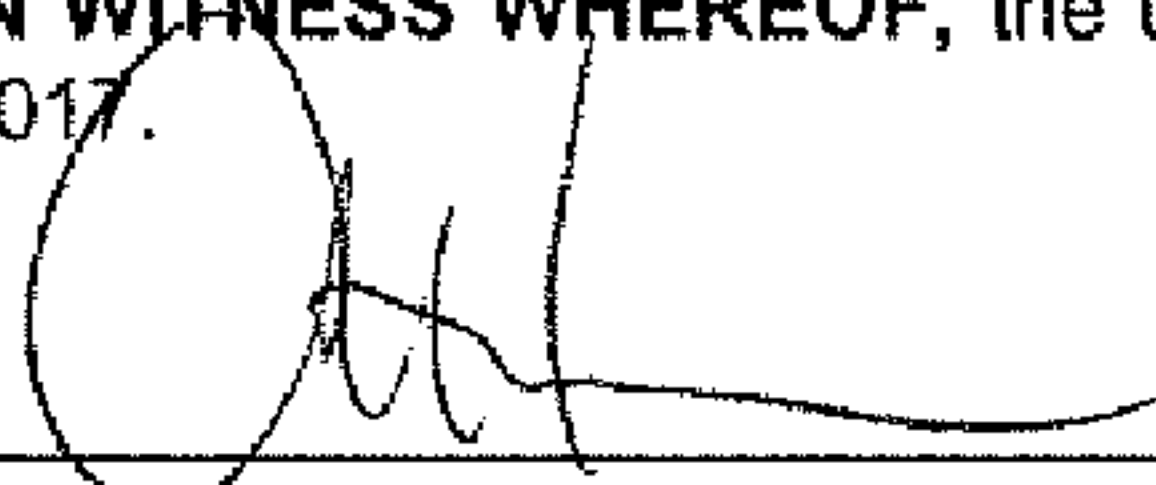
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$228,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 20, 2017.

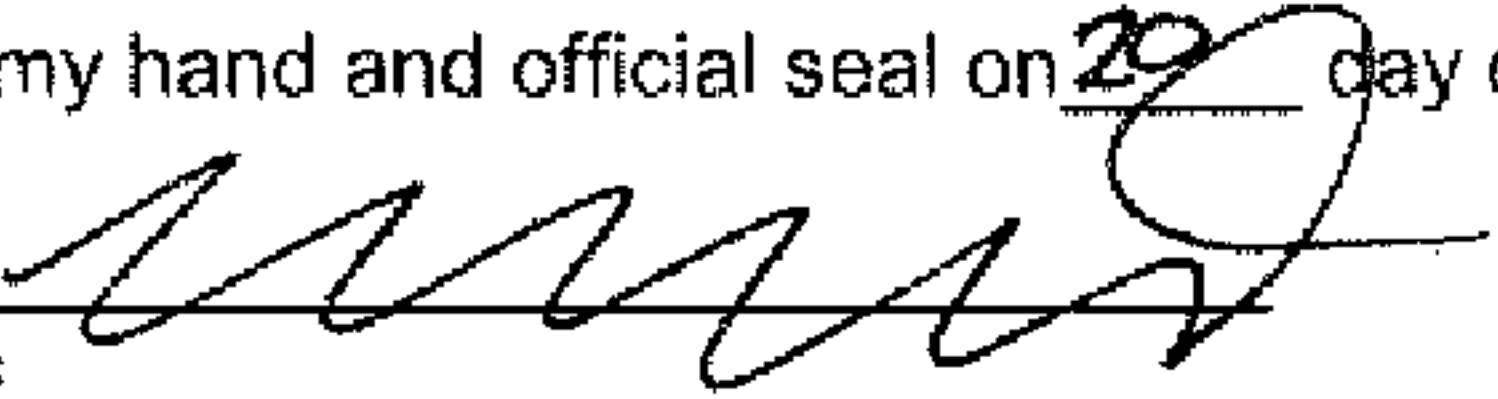


Ashley M. Houser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ashley M. Houser whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 20 day of February 2017.



Notary Public
My commission expires:

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

20170310000081700 03/10/2017 07:59:34 AM DEEDS 2/2

Grantor's Name Ashley M. Houser

Grantee's Name Van K. Tran and Nip C. Phung

Mailing Address 355 Lacey Ave
Alabaster, AL 35114

Mailing Address 609 Round Road
Maylene, AL 35114

Property Address 355 Lacey Ave
Alabaster, AL 35114

Date of Sale February 21, 2017

Total Purchase Price \$285,000.00

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 - Ashley M. Houser, 355 Lacey Ave, Alabaster, AL 35114.

Grantee's name and mailing address - Van K. Tran and Nip C. Phung, 609 Round Road, Maylene, AL 35114.

Property address - 355 Lacey Ave, Alabaster, AL 35114

Date of Sale - February 21, 2017.

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: February 21, 2017

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/10/2017 07:59:34 AM
\$75.00 CHERRY
20170310000081700