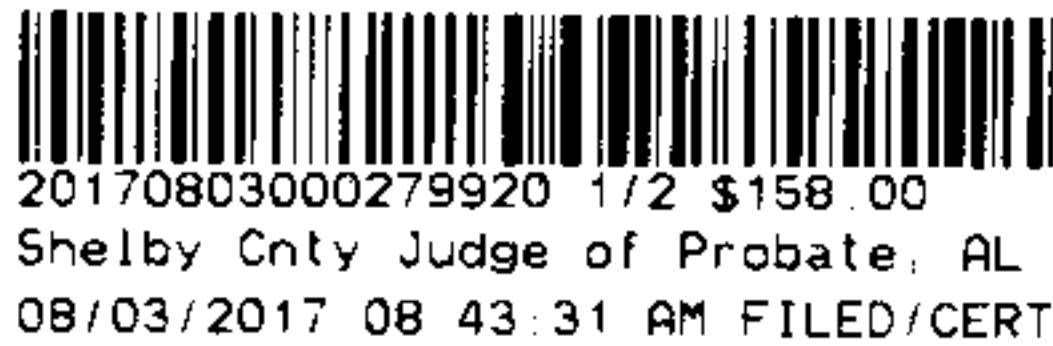


Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124



Send Tax Notice To:
Chi Lan Thi Chau
Hoang Duc Mai
520 Falls Creek Drive
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Eighty Thousand Dollars and No Cents (\$680,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Daphne G Hopson, an unmarried woman, whose mailing address is:

3977 Hammonds Ferry Circle, Evans, GA 30809

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Chi Lan Thi Chau and Hoang Duc Mai, whose mailing address is:

520 Falls Creek Drive, Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 520 Falls Creek Drive, Helena, AL 35080 to-wit:

Lot 25-B, according to the Survey of Final Plat of Cahaba Falls, Phase Four "B", as recorded in Map Book 29, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$540,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Daphne G. Hopson, is the surviving Grantee in Instrument 20041110000617980, Charles E. Hopson having died on or about August 4th, 2013.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby 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.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of July, 2017.


Daphne G Hopson

State of GA
County of Richmond

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daphne G Hopson, 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 this the 28th day of July, 2017.

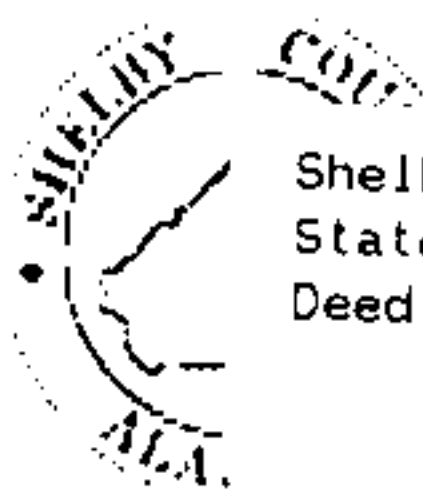

Notary Public, State of GA

Printed Name of Notary GERALD POE
My Commission Expires: 6-4-21

Gerald Poe
Notary Public
Richmond County, Georgia
My Commission Expires
June 4, 2021

20170803000279920 08/03/2017 08:43:31 AM DEEDS 2/2


20170803000279920 2/2 \$158.00
Shelby Cnty Judge of Probate, AL
08/03/2017 08:43:31 AM FILED/CERT



Filed and Recorded
Official Public Records

Shelby County, AL 08/03/2017
State of Alabama
Deed Tax: \$140.00

Probate Judge,

