

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

20171003000360270
10/03/2017 12:50:37 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Dung T. Nguyen
533 Chesser Reserve Way
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Four Thousand Three Hundred Thirty and 00/100 (\$234,330.00) Dollars and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

D.R. Horton, Inc. - Birmingham
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Dung T. Nguyen
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 76, according to the Survey of Polo Crossings, Sector III, as recorded in Map Book 47, pages 24A and 24B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Zero (\$0.00) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD, unto the said GRANTEE, her/his heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

By acceptance of this Deed, Grantee hereby covenants and agrees for himself/herself and his/her heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons or entities holding under or through Grantee.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set his/her signature and seal this the 29th day of September, 2017.

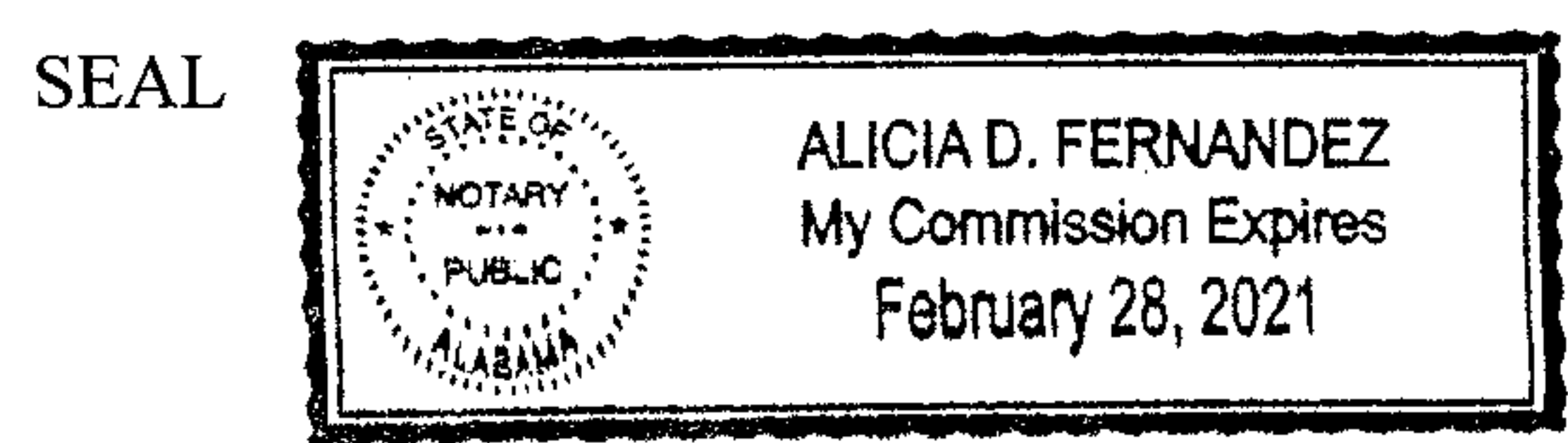
D. R. HORTON, INC. - BIRMINGHAM

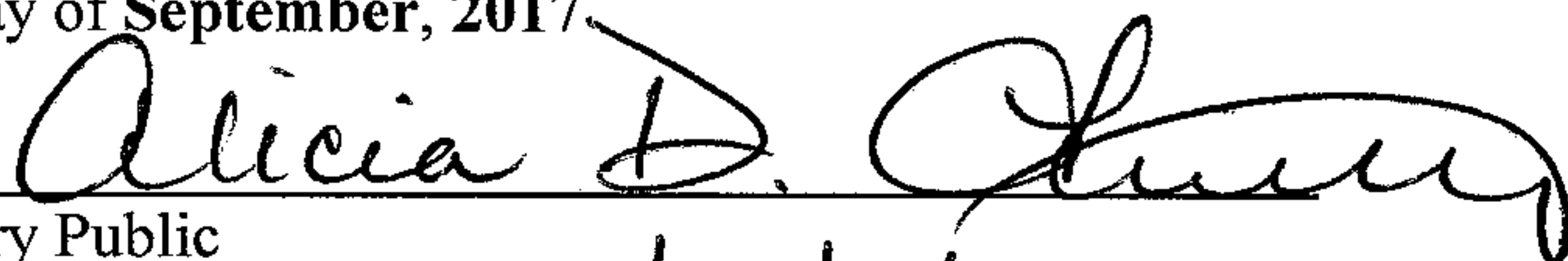
By: Brenda L. Gibson
Its: Assistant Secretary

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda L. Gibson whose name as Assistant Secretary of D. R. HORTON, INC. - BIRMINGHAM, a corporation, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 29th day of September, 2017.




Notary Public
My Commission Expires: 2/28/21

Grantee's Name **Dung T. Nguyen**

Mailing Address 533 Chesser Reserve Way
Chelsea, AL 35043

Date of Sale **September 29, 2017**

Total Purchase Price \$234,330.00

or
Actual Value \$

Assessor's Market Value\$

~~Bill of Sale~~
~~Sales Contract~~
~~Closing Statement~~

_____ Appraisal
_____ Other

Instructions

Date **September**
29, 2017

Print G. R. Horton, Inc Birmingham
Sign Shirley R. Horton, Ass't.
(Grantor/Grantee/Owner/Agent) circle one SECRET

Unattested

(verified by)



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 12:50:37 PM
\$252.50 CHERRY
20171003000360270**

J. W. F. Smith