



20171025000387150 1/3 \$241.00
 Shelby Cnty Judge of Probate, AL
 10/25/2017 11:37:10 AM FILED/CERT

This Instrument was prepared by:
 Gregory D. Harrelson, Esq
 Harrelson Law Firm, LLC
 101 Riverchase Pkwy East
 Hoover, AL 35244

Send Tax Notice To:
 Hau Huu Nguyen
 Le Uyen Thi Bui

5425 Titonke Rd
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS: 1

That in consideration of TWO HUNDRED TWENTY THOUSAND and 00/100 Dollars (\$220,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Pamela Stamps Dyer, as Personal Representative of the Estate of Lera Fulmer Stamps, deceased, Case No. PR-2017-000346 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Hau Huu Nguyen and Le Uyen Thi Bui, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 6th day of October, 2017.


 Pamela Stamps Dyer - As Personal Representative
 Of the Estate of Lera Fulmer Stamps

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela Stamps Dyer, whose names as Personal Representative of the Estate of Lera Fulmer Stamps, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 6th day of October, 2017.


 NOTARY PUBLIC

Shelby County, AL 10/25/2017
 State of Alabama
 Deed Tax: \$220.00

My Commission Expires 8-25-19

EXHIBIT "A"

Legal Description:

Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5 Page 100. in the Probate Office of Shelby County, Alabama. Also, a parcel of land being the East Half of Lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5 Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11 a distance of 41.52 feet to the point of commencement of a curve to the left havein a central angle of $10^{\circ} 38' 06''$ and a radius of 173.53 feet; thence continue along the arc of said curve a distance of 32.21 feet; thence from the chord of last described curve turn an angle to the left of $98^{\circ} 52' 18''$ and run in a Southerly direction a distance of 258.94 feet to its intersection with the most Southerly line of said Lot 11; thence turn an angle to the left of $129^{\circ} 38' 21''$ and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of $35^{\circ} 00'$ and run in an Easterly direction along the Southerly line of said Lot a distance of 5.48 feet to the most South and East corner of said Lot 11; thence turn an angle to the left of $71^{\circ} 10' 18''$ and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.



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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

Grantor's Name Estate of Lera Fulmer Stamps
Mailing Address 2425 Titonka Rd
Birmingham, AL 35244

Grantee's Name Hoa Huu Nguyen
Mailing Address Le Uyen Thi Bui
4705 Sylvan Lane
Birmingham, AL 35244

Property Address 2425 Titonka Rd
Birmingham, AL 35244

Date of Sale 10-6-17
Total Purchase Price \$ 220,000.00

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

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 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 10-6-17

Print Greg Harabin

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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