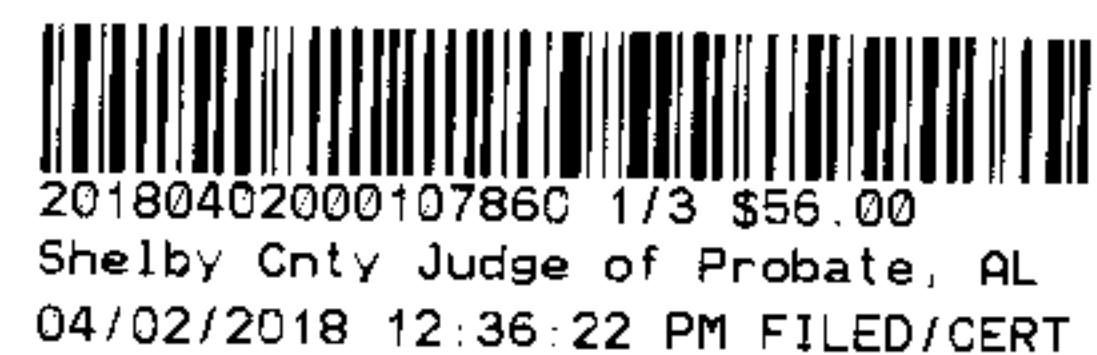


Send Tax Notice to:  
  
Mr. Hue Van Le  
6345 Farley Lane  
Birmingham, Alabama 35242-2824

This instrument was prepared by:

Ellis, Head, Owens & Justice  
113 North Main Street  
P.O. Box 587  
Columbiana, Alabama 35051  
(205) 669-6783



Shelby County, AL 04/02/2018  
State of Alabama  
Deed Tax: \$35.00

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of Thirty-five Thousand and 00/100 Dollars (\$35,000.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **AN NGOC NGUYEN**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **HUE VAN LE** and **PHONG BANG LE** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW 1/4 of SE 1/4 of SW 1/4 of Section 5, Township 19 South, Range 1 West and described as follows: Commence at the NE corner of said 1/4 – 1/4 – 1/4 Section; thence South along the East line of same a distance of 300.0 feet to the point of beginning; thence continue along the last named course a distance of 125.00 feet; thence 117 degrees 56 minutes 30 seconds to the right in a Northwesterly direction a distance of 195.70 feet to a point on a curve to the left; thence 77 degrees 16 minutes to the right in a Northerly direction along the arc of said curve a distance of 80.00 feet; thence 90 degrees 44 minutes 30 seconds to the right of the chord of said curve in an Easterly direction a distance of 157.93 feet to the point of beginning.

Subject to:

- 1. Mineral and mining rights not owned by the Grantor.
- 2. Taxes for year 2018 and subsequent years, not yet due and payable.

The above described property does not constitute any part of the homestead of the Grantor or his spouse.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16<sup>th</sup> day of March, 2018.

An Ngoc Nguyen  
An Ngoc Nguyen

STATE OF CALIFORNIA     )  
SAN DIEGO COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **AN NGOC NGUYEN**, <sup>AS</sup> a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of MAR, 2018.



[Signature]  
Notary Public  
My Commission Expires: NOV. 18, 2020

20180402000107860 2/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
04/02/2018 12:36:22 PM FILED/CERT



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name An Ngoc Nguyen  
Mailing Address 1550 Kal Glen  
Escondido, California 92029

Grantee's Name Hue Van Le and Phong Bang Le  
Mailing Address 6345 Farley Lane  
Birmingham, Alabama 35242

Property Address 6345 Farley Lane  
Birmingham, Alabama 35242

Date of Sale 3/29/18  
Total Purchase Price \$ 35,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

  
20180402000107860 3/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
04/02/2018 12:36:22 PM FILED/CERT

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 3/16/18

Print AN NGUYEN

☐ Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1