

Prepared by:
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Birmingham, AL 35243

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04/09/2018 11:18:59 AM
DEEDS 1/2

Send Tax Notice To:
Anh Dao T Nguyen Le
Phuong-Nam T. Nguyen
3036 Bowron Road
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 **One Hundred Twenty Nine Thousand Dollars and No Cents (\$129,000.00)** 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

Lori Carmichael, an unmarried woman, whose mailing address is:
472 Cross Creek Drive, Midway, GA 31320

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

Anh Dao T Nguyen Le and Phuong-Nam T. Nguyen, whose mailing address is:

3036 Bowron Road, 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: 222 Yellowhammer Dr., Alabaster, AL 35007 to-wit:

Lot 27, in Block 2, according to the Survey of Meadowview, Second Sector, as recorded in Map Book 8, Page 50, in the Office of the Judge of Probate of Shelby County Alabama.

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

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 6th day of April, 2018

Lori Carmichael
Lori Carmichael

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lori Carmichael, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 6th day of April, 2018.

Sarah D Sanderson
Notary Public, State of Alabama Georgia
Sarah D Sanderson
Printed Name of Notary
My Commission Expires. Jun 25, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/09/2018 11:18:59 AM
\$147.00 CHERRY
20180409000117560

J.W. Fuhrmeister