

Send tax notice to:
James M. White
4500 Veterans Memorial Dr.
Adamsville, AL 35005

PEL800259
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and 00/100 Dollars (\$12,500.00) the amount of which may be verified in the Sales Contract between the two parties in hand paid to the undersigned, Anh Dao T. Nguyen Le, an unmarried woman and Nguyen Anh Le, an unmarried man (hereinafter referred to as "Grantors"), by James M. White (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 214, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

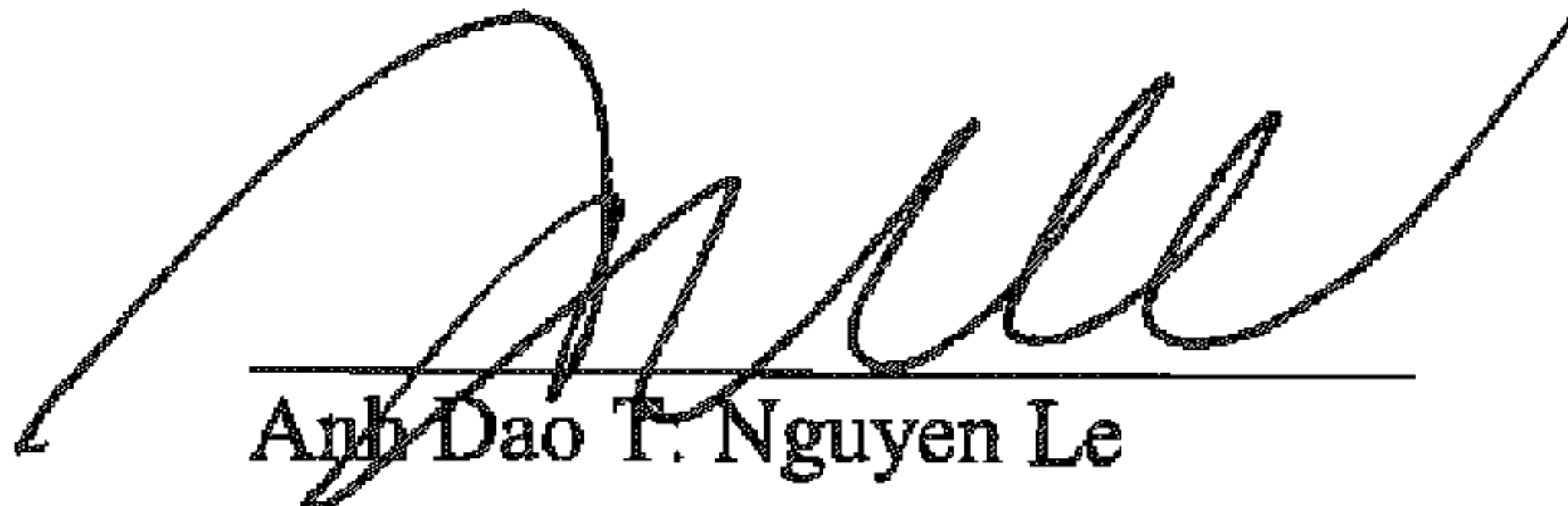
Property Addresss: 317 Timber Ridge Trail, Alabaster, AL 35007

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 20th
day of April, 2018.



Anh Dao T. Nguyen Le



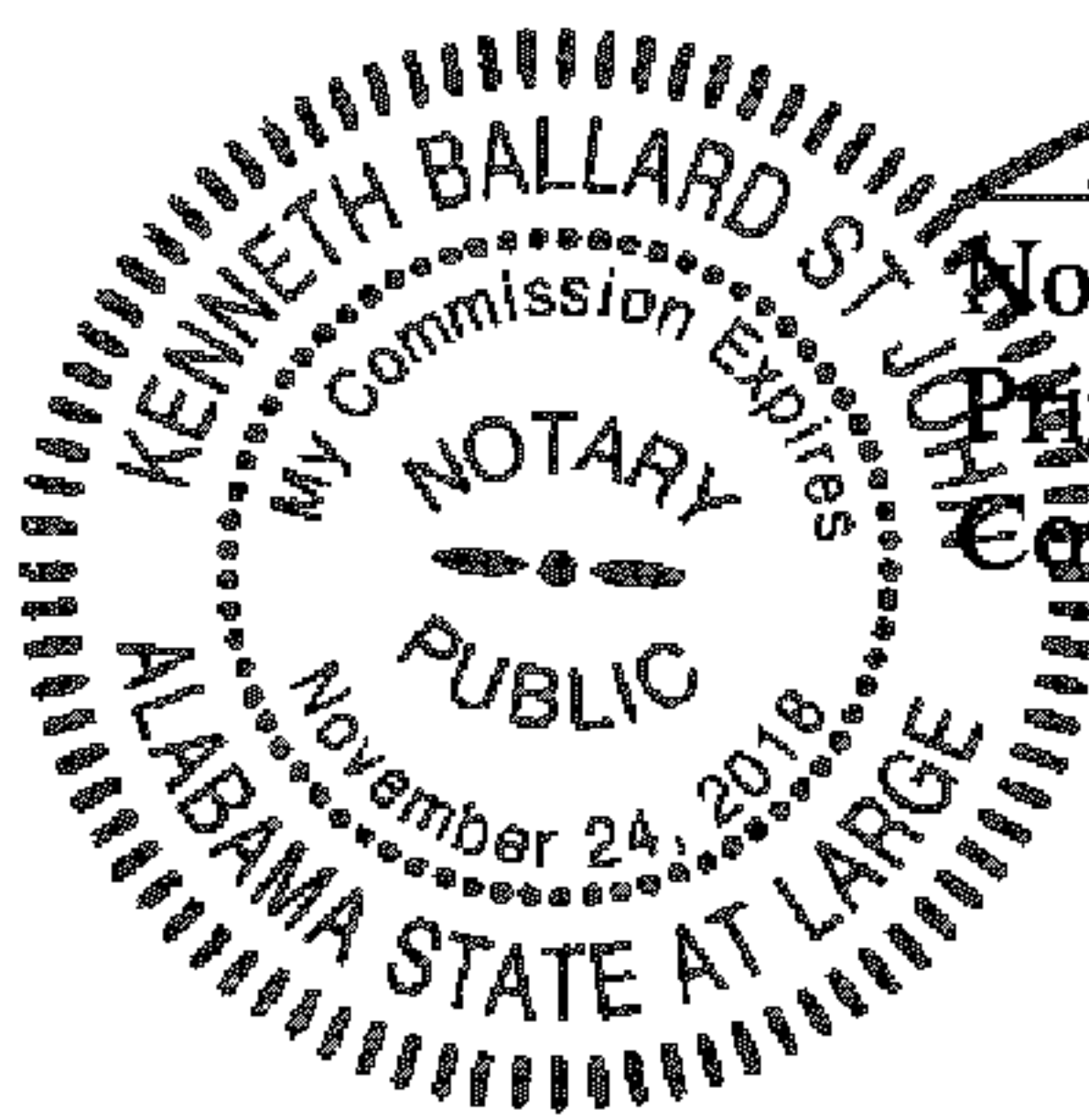
Nguyen Anh Le

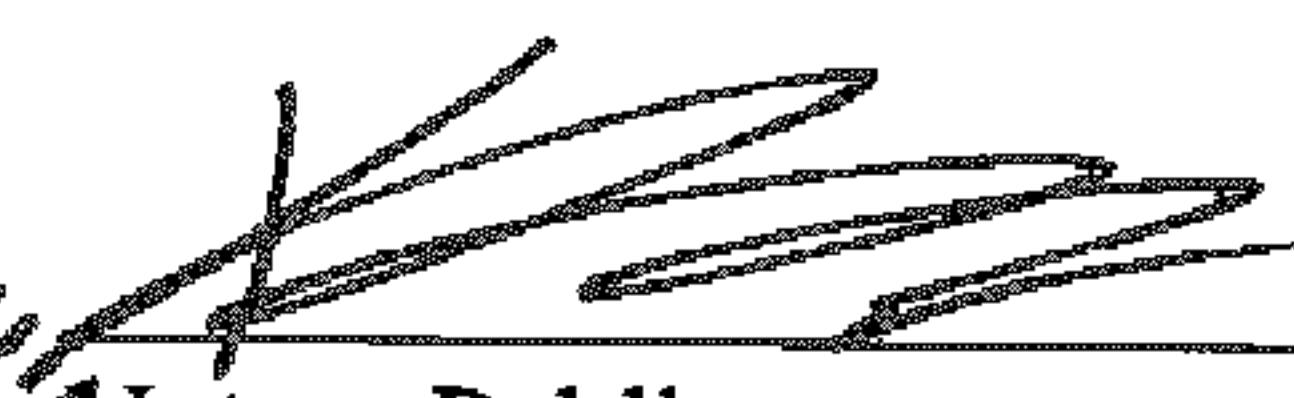
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anh Dao T. Nguyen Le*, whose names is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2018.

* An Unmarried Woman





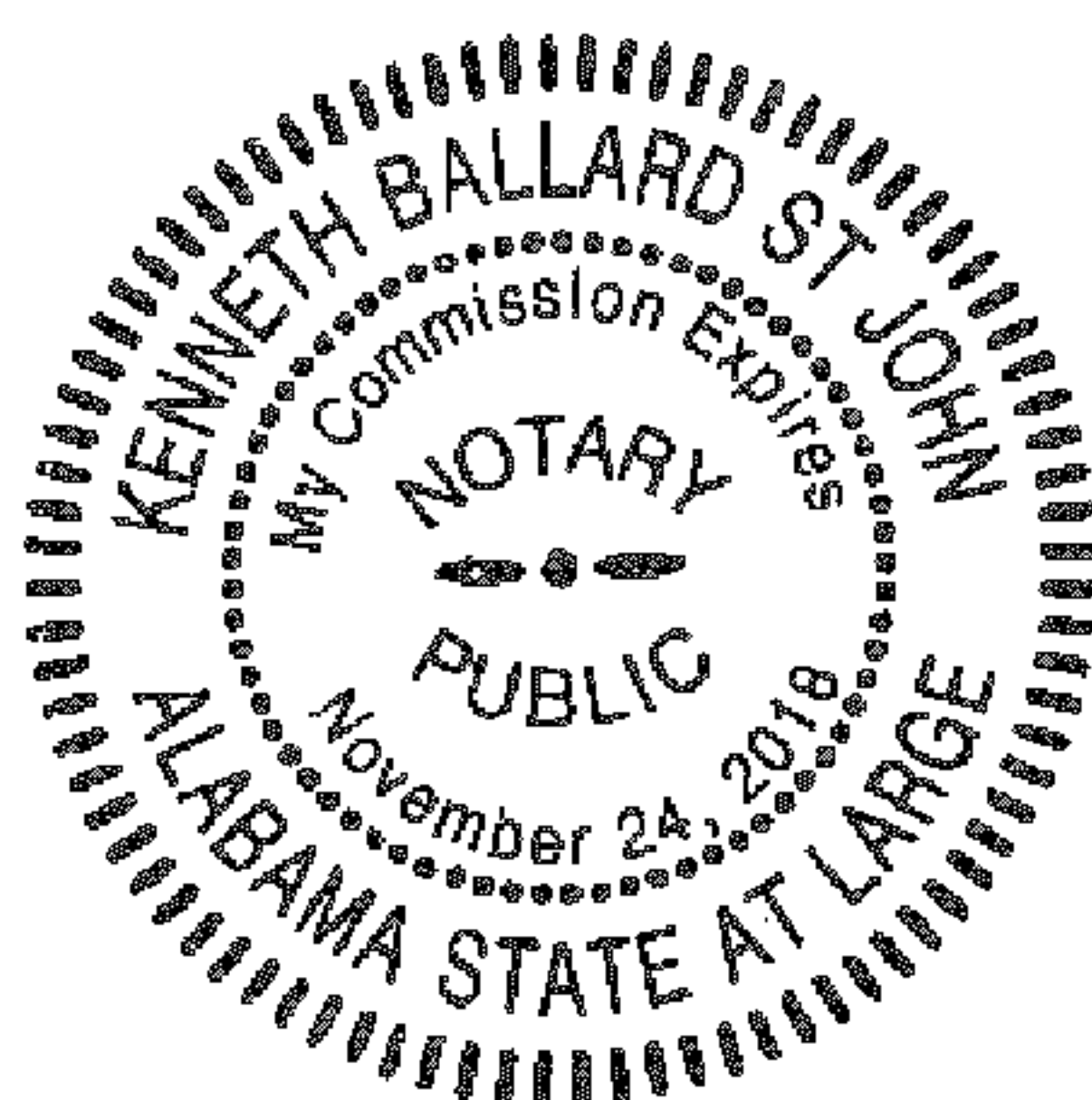
Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nguyen Anh Le*, whose names is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2018.

* An Unmarried Man





Notary Public
Print Name: Kenneth Ballard St John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Anh Dao T. Nguyen</u>	Grantee's Name	<u>James M. White</u>
Mailing Address	<u>Nguyen Anh Le</u>	Mailing Address	<u>4500 Veterans Memorial Drive</u>
	<u>118 Thoroughbred Lane</u>		<u>Adamsville, AL 35005</u>
	<u>Alabaster, AL 35007</u>		
Property Address	<u>317 Timber Ridge Trail</u>	Date of Sale	<u>4/20/18</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 12,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 4/20/18Print Courtney Snow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/26/2018 07:53:17 AM
 \$33.50 CHERRY
 20180426000140220