

Send tax notice to:
HUY NGUYEN and OANH TRAN
5217 OVERLOOK CIR
HOOVER, AL 35244

20180530000187640 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
05/30/2018 07:06:11 AM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Fifty-Four Thousand and 00/100 (\$254,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **GREGORY S. OSTENDORF and ALINA A. OSTENDORF, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **HUY NGUYEN and OANH TRAN**, hereinafter referred to as GRANTEE(S), 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 County of Shelby State of Alabama, to-wit:

LOT 10A, ACCORDING TO BYROM'S RESURVEY AS RECORDED IN MAP BOOK 18, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESURVEY OF PART OF THE SURVEY OF "THE COTTAGES AT SOUTHLAKE" AS RECORDED IN MAP BOOK 16, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH AN UNDIVIDED INTEREST EACH IN AND TO THE "COMMON AREA" AS DESIGNATED ON THE SAID RECORD MAP RECORDED IN MAP BOOK 16, PAGE 139.

TOGETHER WITH PERMANENT EASEMENT FOR THE PURPOSE OF A PARKING AREA, DRIVEWAY, PLANTING SHRUBBERY, TREES, BUSHES AND LANDSCAPING AS DESCRIBED IN INSTRUMENT #2001-49862 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 9A, ACCORDING TO BYROM'S RESURVEY, AS RECORDED IN MAP BOOK 18, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 9A AND RUN NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9A FOR 113.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 59.43 FEET; THENCE RUN 160 DEGREES 05 MINUTES 50 SECONDS RIGHT AND RUN EASTERLY FOR 60.64 FEET; THENCE TURN 103 DEGREES 14 MINUTES 58 SECONDS RIGHT AND RUN SOUTHERLY FOR 20.78 FEET TO THE POINT OF BEGINNING.

\$203,200.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 9th day of April, 2018.

GREGORY S. OSTENDORF
ALINA A. OSTENDORF

Alina A. Ostendorf

STATE OF ALABAMA
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said State and County, hereby certify that GREGORY S. OSTENDORF and ALINA A. OSTENDORF 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, he/she/they executed the same voluntarily on the day the same bears date.

Shelby County, AL 05/30/2018
State of Alabama
Deed Tax: \$51.00

SLF 18-082

Given under my hand and official seal this 9th day of April, 2018.

NOTARY PUBLIC

Dody Kay Caderhead
My Commission Expires 1-31-19

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



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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 GREGORY S. OSTENDORE
Mailing Address: 641 Deer Run Rd
Arvin, AL 36832

Grantee's Name HUY NGUYEN
Mailing Address: 5217 OVERLOOK CIR
HOOVER, AL 35244

Property Address 5217 OVERLOOK CIR
HOOVER, AL 35244

Date of Sale: April 12, 2018
Total Purchaser Price **\$254,000.00**

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
 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 5/22/18

(verified by)

Print Huy Nguyen
Sign _____
(Grantor/Grantee/Owner/Agent) circle one


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