

This Document Prepared By:  
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101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To  
Heartland Home Restoration LLC  
108 Shalimar Trace  
Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of SIXTY THOUSAND and 00/100 Dollars (\$60,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HOANG LE, a married man, and TIEN NHAN LY, a married man, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto HEARTLAND HOME RESTORATION LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.


\$60,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantors nor that of their Spouses.

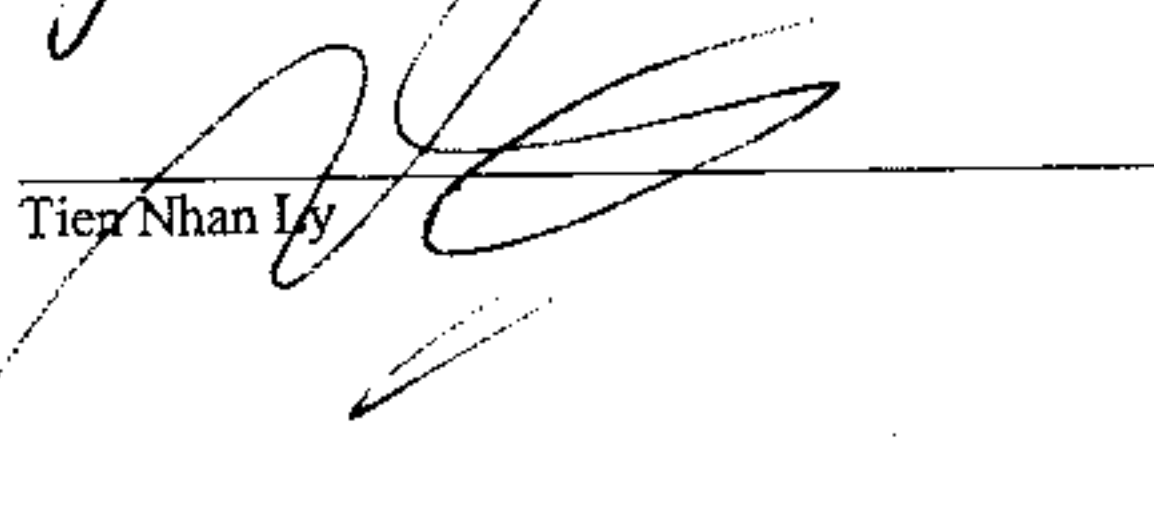
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 4th day of June, 2019.

  
20190621000221500 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/21/2019 12:55:49 PM FILED/CERT

  
Hoang Le

  
Tien Nhan Ly

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hoang Le and Tien Nhan Ly, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of June, 2019.

  
NOTARY PUBLIC

My Commission Expires: 8-25-19

## LEGAL DESCRIPTION

### EXHIBIT "A"

Commence at the Southern most corner of Lot 1 of the Vernon Survey, as recorded in Map Book 27, page 132, in the Office of the Judge of Probate of Shelby County, Alabama; thence S47°20'19"E a distance of 85.55' to the Point of Beginning; thence S47°09'09"E a distance of 80.00'; thence N36°56'48"E a distance of 173.10'; thence N35°00'04"E a distance of 20.02'; thence N48°36'32"W a distance of 8.88'; thence N47°34'23"W a distance of 100.97' to the beginning of a non-tangent curve to the right having a radius of 199.27, a central angle of 29°49'58" and subtended by a chord which bears S20°50'26"W and a chord distance of 102.59'; thence along the arc of said curve a distance of 103.75'; thence S35°45'18"W a distance of 96.67' to the Point of Beginning.



20190621000221500 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
06/21/2019 12:55:49 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 Hoang Le  
Mailing Address Tien Nham Ly  
455 Hwy 77 S  
Columbiana, AL 35051

Grantee's Name Heartland Home Restoration LLC  
Mailing Address 108 Shelimer Trace  
Alabaster, AL 35007

Property Address See Legal Description  
on Deed

Date of Sale 6-4-2019  
Total Purchase Price \$ 60,000.00

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 6-4-19

Print Gregory D. Harrelson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

