

**SEND TAX NOTICE TO:**  
**Quynh Ngoc Pham and Henry Bao Pham**  
5561 Highway 280,  
Birmingham, AL 35242

**This instrument prepared by:**  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**20190702000237060**  
**07/02/2019 01:37:55 PM**  
**DEEDS 1/5**

## **WARRANTY DEED**

**State of Alabama** )  
 ) **KNOW ALL MEN BY THESE PRESENTS:**  
**Shelby County** )

That in consideration of **One Hundred and Seventy Thousand Dollars and Zero cents (\$170,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **H & R Oasis, LLC and Golden State Investments by MJ** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Quynh Ngoc Pham and Henry Bao Pham** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Commence at the northeast corner of the southwest quarter of the southeast quarter of section 5, township 19 south, range 1 west; thence run south along the east line of said quarter-quarter section 700.0 feet; thence turn right 89 degrees 21 minutes 15 seconds and run west 415.01 feet to the point of beginning; thence continue along the last described course 135.22 feet; thence turn left 96 degrees 16 minutes 30 seconds and run southerly along the right-of-way line at u.s. Highway #280, 120.49 feet to a curve to the right, said curve having a radius at 2298.79 feet and an interior angle of 2 degrees 00 minutes 30 seconds; thence run southerly along the arc of said curve 80.56 feet, thence turn left 84 degrees 43 minutes 45 seconds from the chord of said curve; and run fast 112.40 feet; thence turn left 89 degrees. 21 minutes 15 seconds and run north 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Less and except that portion conveyed in deed recorded April 18, 2007 in instrument #20070418000181460, Jefferson County, Alabama.**

**Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$110,500.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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 have hereunto set our hands and seals, this the **28th day of June, 2019**.



H & R Oasis, LLC

Please see attached sheet  
for CA Acknowledgment/Jurat  
As per CA civil codes:  
8202, 8205, 8207, 1189

  
By: Renata Velic, Member/Manager (SEAL)

Golden State Investments by MJ

  
By: Migel Figueroa, Member/Manager (SEAL)

State of California )  
 )  
\_\_\_\_\_ County )

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County,  
in said State, hereby certify that **Renata Velic, Member/Manager** 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,  
they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **28th day of June, 2019**.

(SEAL)

\_\_\_\_\_  
Notary Public-  
My Commission Expires:

State of California )  
 )  
\_\_\_\_\_ County )

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County,  
in said State, hereby certify that **Migel Figueroa, Member/Manager** 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,  
they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **28th day of June, 2019**.

(SEAL)

\_\_\_\_\_  
Notary Public-  
My Commission Expires:



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa )

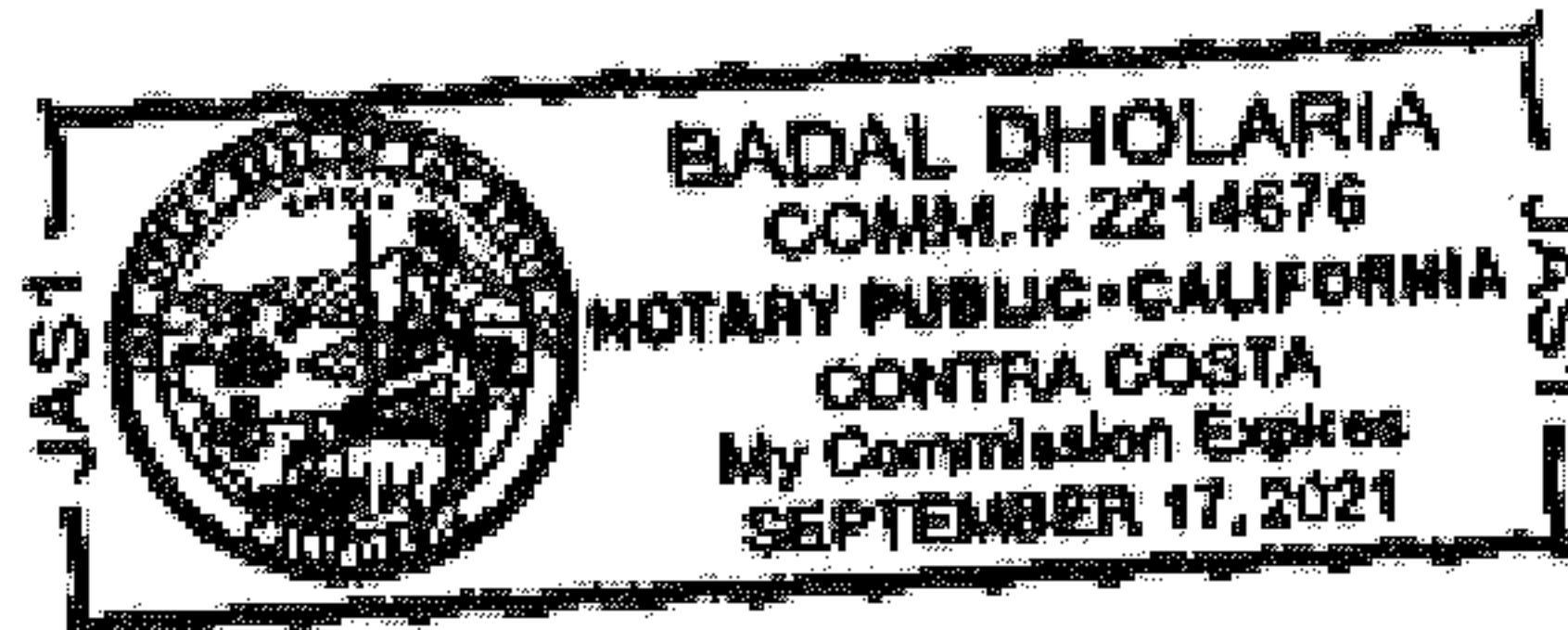
On June 27th, 2019 before me, Badal Dholaria, Notary Public  
(insert name and title of the officer)

personally appeared Renata Velic,  
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

On June 27th, 2019 before me, Badal Dholaria, Notary Public  
(insert name and title of the officer)

personally appeared Migel Figueroa  
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)



# 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>H&amp;R Oasis and Golden State Investments</u>            | Grantee's Name          | <u>Quynh and Henry Pham</u>                            |
| Mailing Address                                              | <u>1544 6 Andover Street</u><br><u>San Leandro, CA 94579</u> | Mailing Address         | <u>5561 Highway 280</u><br><u>Birmingham, AL 35242</u> |
| Property Address                                             | <u>5561 Highway 280</u><br><u>Birmingham, AL 35242</u>       | Date of Sale            | <u>6/28/2019</u>                                       |
|                                                              |                                                              | Total Purchase Price    | <u>\$ 170,000.00</u>                                   |
|                                                              |                                                              | or                      |                                                        |
|                                                              |                                                              | Actual Value            | <u>\$</u>                                              |
| <b>20190702000237060 07/02/2019 01:37:55 PM DEEDS 5/5 or</b> |                                                              | 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)

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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 6/28/2019



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2019 01:37:55 PM  
S86.50 CHERRY  
20190702000237060

Print Frank Steele Jones

Sign

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1