

SEND TAX NOTICE TO:
Phuong Thanh T Tran and Van Trinh
3912 Cannock Drive
Birmingham, Alabama 35242

20190807000284750
08/07/2019 01:19:41 PM
DEEDS 1/3

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty Seven Thousand dollars & no cents (\$457,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Robert A. Duncan, Jr. and Tracy M. Duncan, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Phuong Thanh T Tran and Van Trinh** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 199, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY 6TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$411,300.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Release of damages as set out in Instrument recorded in Book 344, Page 562 and Book 354, Page 646.

Declaration of protective covenants for watershed property in Book 194, Page 54.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 194, Page 254, and amended in Book 317, page 767 in the Probate Office of Shelby County, Alabama.

Articles of Brook Highland Homeowners' Association in Book 194, Page 281 and by-laws in Book 194, Page 287.

Easement agreement, in Book 194, Page 20; Book 194, Page 43; Book 194, Page 1 and Book 194, Page 4.

Drainage agreement in Book 125, Page 238.

Reciprocal easement agreement in Book 125, Page 249 and Book 199, Page 18.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 32, Page 48 and Book 121, page 294.

Terms, agreements and right of ways to Alabama Power Company as recorded in Book 181, Page 996.

35' Building line from Cannock Drive; 10' Utility Easement along the rear lot line, as shown on recorded Plat.

A non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated July 11, 1988 and recorded in Real 194, Page 20 and real 194, Page 43.

Easement and agreements between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in Instrument recorded in Real 194, Page 1 and Real 194, Page 40.

Reciprocal Easement agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument dated April 14, 1987 and recorded in Real 125, Page 249 and Real 199, Page 18.

Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by survey of subdivision, recorded in Map Book 14, Page 83 and 83A.

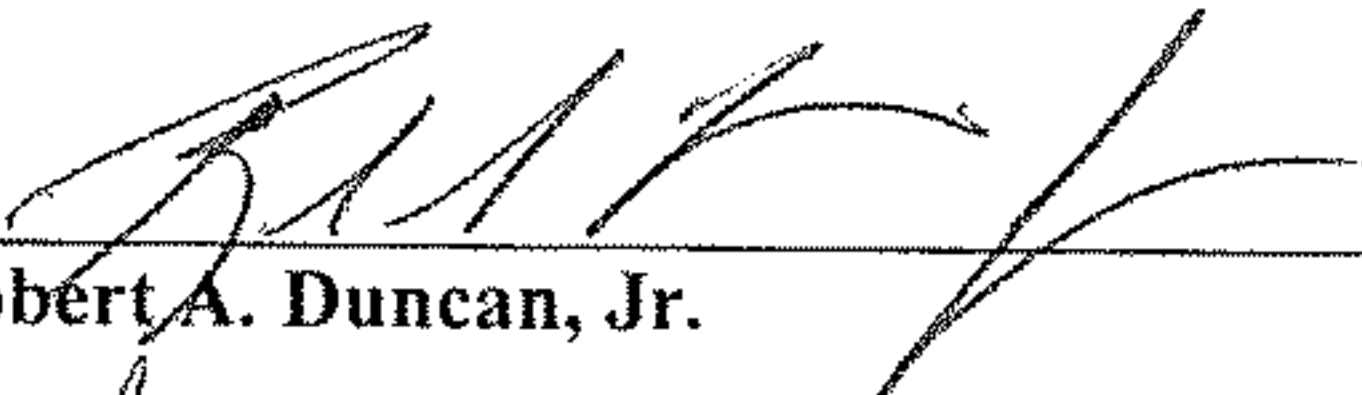
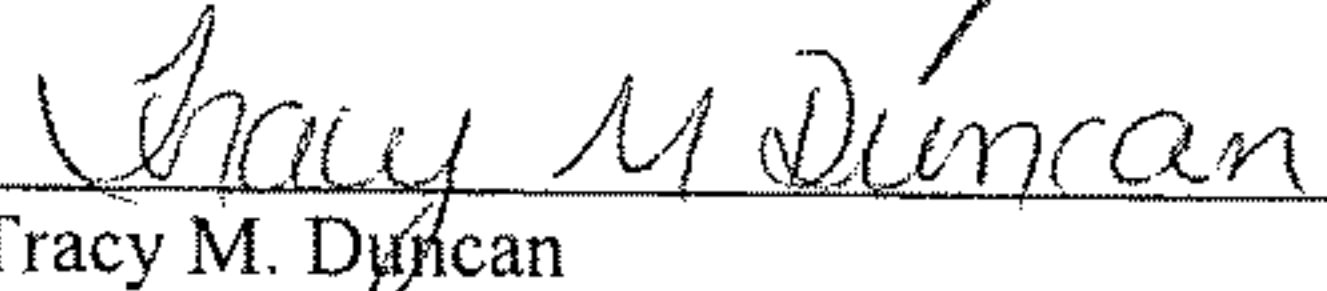
Subdivision restrictions as known or in recorded plat in Map Book 14, Page 83 and 83A, to provide for construction of single family residences only.

Restrictions covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 2, 2019**.

 (Seal)
Robert A. Duncan, Jr.
 (Seal)
Tracy M. Duncan

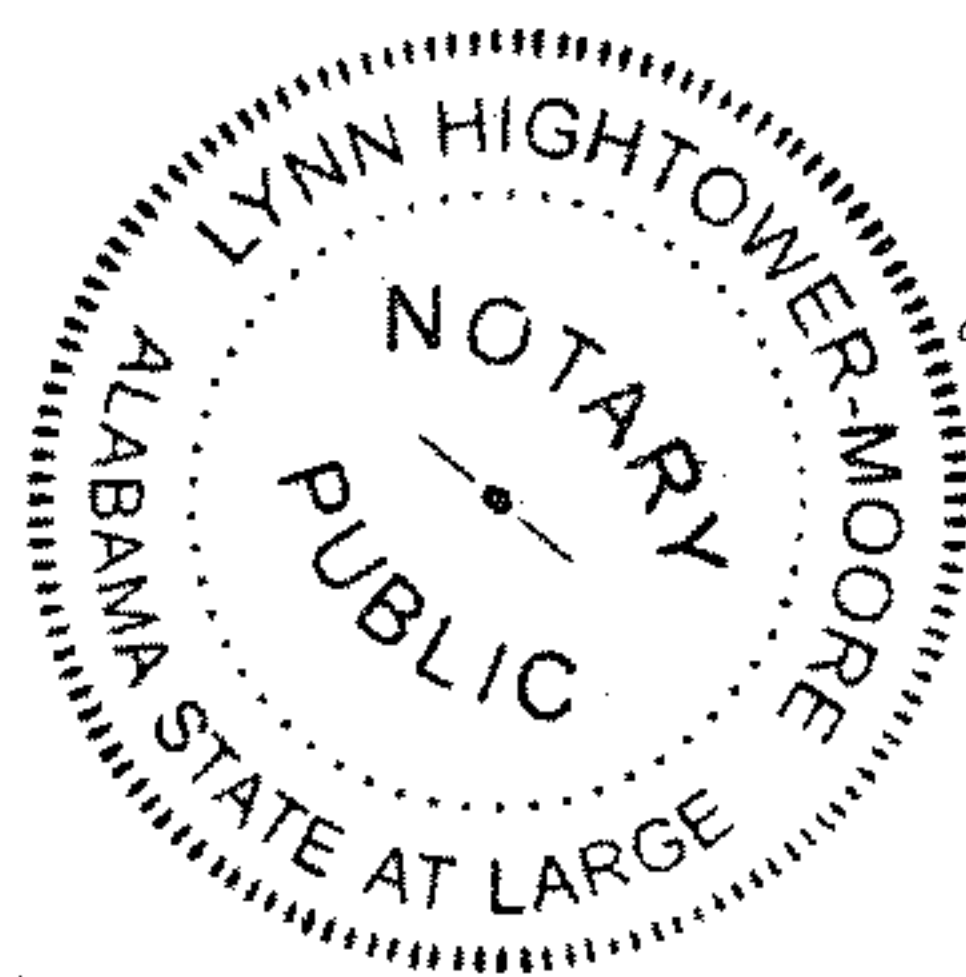
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert A. Duncan, Jr. and Tracy M. Duncan, husband and wife**, 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2019




Notary Public.

(Seal)

My Commission Expires: 1-4-22

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Robert A. Duncan, Jr. and Tracy M. Duncan Grantee's Name Phuong Thanh T Tran and Van Trinh

Mailing Address 816 Griffin Park View
Birmingham, Alabama 35242
Property Address 3912 Cannock Drive
Birmingham, Alabama 35242

Mailing Address 3912 Cannock Drive
Birmingham, Alabama 35242
Date of Sale 08/02/2019

Total Purchase Price \$457,000.00

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 of 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 8-2-19

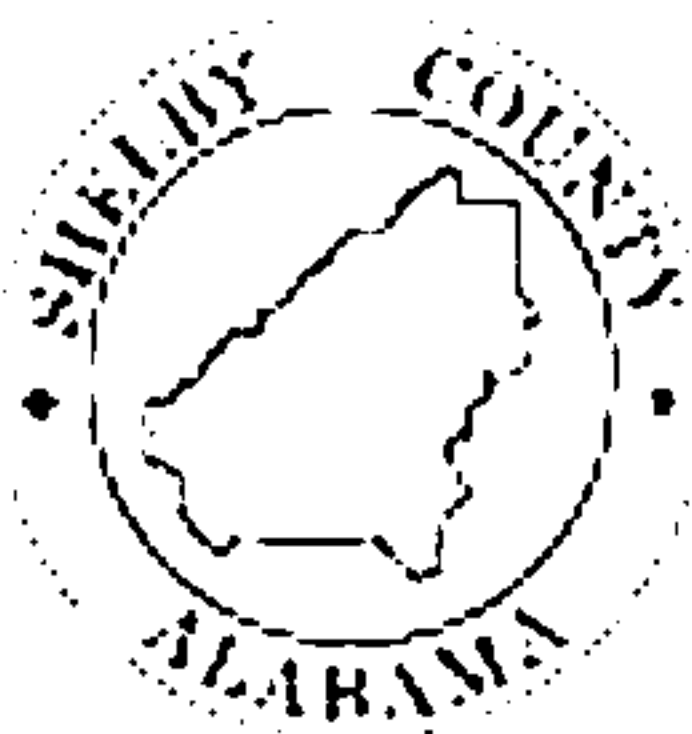
Print Phuong Thanh T Tran

_____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 01:19:41 PM
\$67.00 CHERRY
20190807000284750

Allen S. Bayal