

WARRANTY DEED

Barcode
20190813000292510 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
08/13/2019 09:35 53 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten dollars** and other good and valuable consideration, to the undersigned I- Binh Nguyen – a **single woman** (herein referred to as grantors), grant, bargain, sell and convey unto **Sang Le**, (herein referred to as grantor, in hand paid by the grantee herein, the receipt where is acknowledged grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

See Attached Exhibit "A"

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 6th day of August 2019

BINH NGUYEN 

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Binh Nguyen**, whose names are 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 she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August 2019

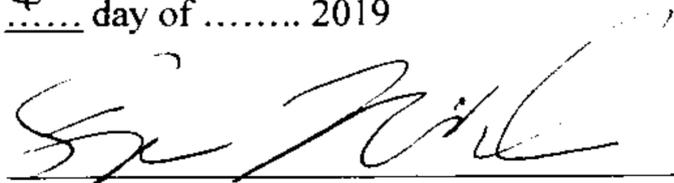

NOTARY PUBLIC MY COMMISSION EXPIRES MAY 18, 2020
My Commission Expires: _____

EXHIBIT A

Legal Description

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of above said $\frac{1}{4}$ - $\frac{1}{4}$, thence North 02 deg.33 min. 20 sec. West and along the $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 668.86 feet; thence North 89 deg.46 min.03 sec. East a distance of 685.32 feet to the Point of Beginning, thence continue along the last described course, a distance of 136.89 feet; thence South 56 deg.48 min. 12 sec. East, a distance of 94.25 feet; thence South 24 deg.59 min. 18 sec. West, a distance of 212.50 feet; thence South 00 deg. 13 min. 56 sec. East, a distance of 25.00 feet; thence South 89 deg. 46 min. 03 sec. West, a distance of 75 feet to a point, said point being the beginning of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90 deg. 00 min. 20 sec and subtended by a chord which bears North 44 deg. 46 min. 05 sec. East, and a chord distance of 35.36 feet, thence along the arc of said curve, a distance of 39.27 feet to a point, said point being the beginning of a compound curve to the right, having a radius of 50 feet, a central angle of 62 deg. 53 min. 16 sec., and subtended by a chord which bears North 31 deg. 12 min. 41 sec. West and a chord distance of 52.17 feet; thence along the arc of said curve, a distance of 54.88 feet; thence North 27 deg. 20 min. 32 sec. West a distance of 224.30 feet to the point of beginning; being; situated in Shelby County, Alabama.


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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 Binh Nguyen
Mailing Address 6562 Spring Street
Trussville, AL 35173

Grantee's Name Sang Le
Mailing Address 6562 Spring Street
Trussville, AL 35173

Property Address 5591/93 Surrey Lane
Birmingham, AL 35242

Date of Sale 08/09/2019
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 44,960.00

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 08/09/2019

Print Sang Le

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

