

Send tax notice to:
Khoa Lu & Linhsey H. Dao
107 Warwick Circle
Alabaster, AL 35007
PEL1900561

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand and 00/100 Dollars (\$169,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James D. Horn, a married man, Personal Representative of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739, Teresa Ann Hild Horn, a married woman, as devisee of the the Estate of James H. Hild, Sr. deceased, Shelby County Probate Case No PR-2019-000739 and Cheryl Renee Hild-Poff, an unmarried woman, as devisee of the Estate of James D. Hild, Sr. deceased, Shelby County Probate Case No. PR-2019-000739 whose mailing address is:**
4430 Legends Way, Maryville, TN 37801 (hereinafter referred to as "Grantors"), by **Khoa Lu and Linhsey H. Dao** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 161, according ot the Survey of Phase I, Weatherly's Warwick Village, Sector 17, as recorded in Map Book 20, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

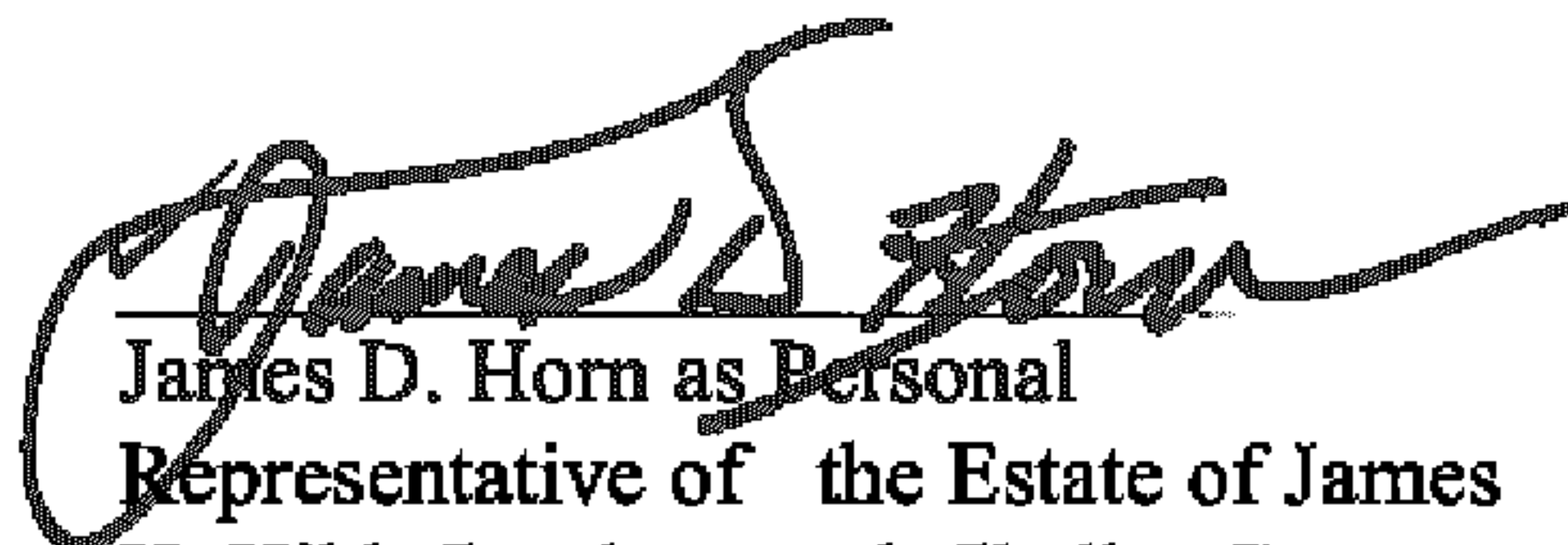
\$152,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


The property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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 James D. Horn, Personal Representative of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739, Teresa Ann Hild Horn, as devisee of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739 and Cheryl Renee Hild-Poff, as devisee of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739 have hereunto set their signatures and seals on September 25, 2019.


James D. Horn as Personal
Representative of the Estate of James
H. Hild, Sr., deceased, Shelby County
Probate Case No. PR-2019-000739


Teresa Ann Hild Horn as devisee of
the Estate of James H. Hild, Sr.,
deceased, Shelby County Probate Case
No. PR-2019-000739


Cheryl Renee Hild-Poff as devisee of
the Estate of James H. Hild, Sr.,
deceased, Shelby County Probate Case
No. PR-2019-000739

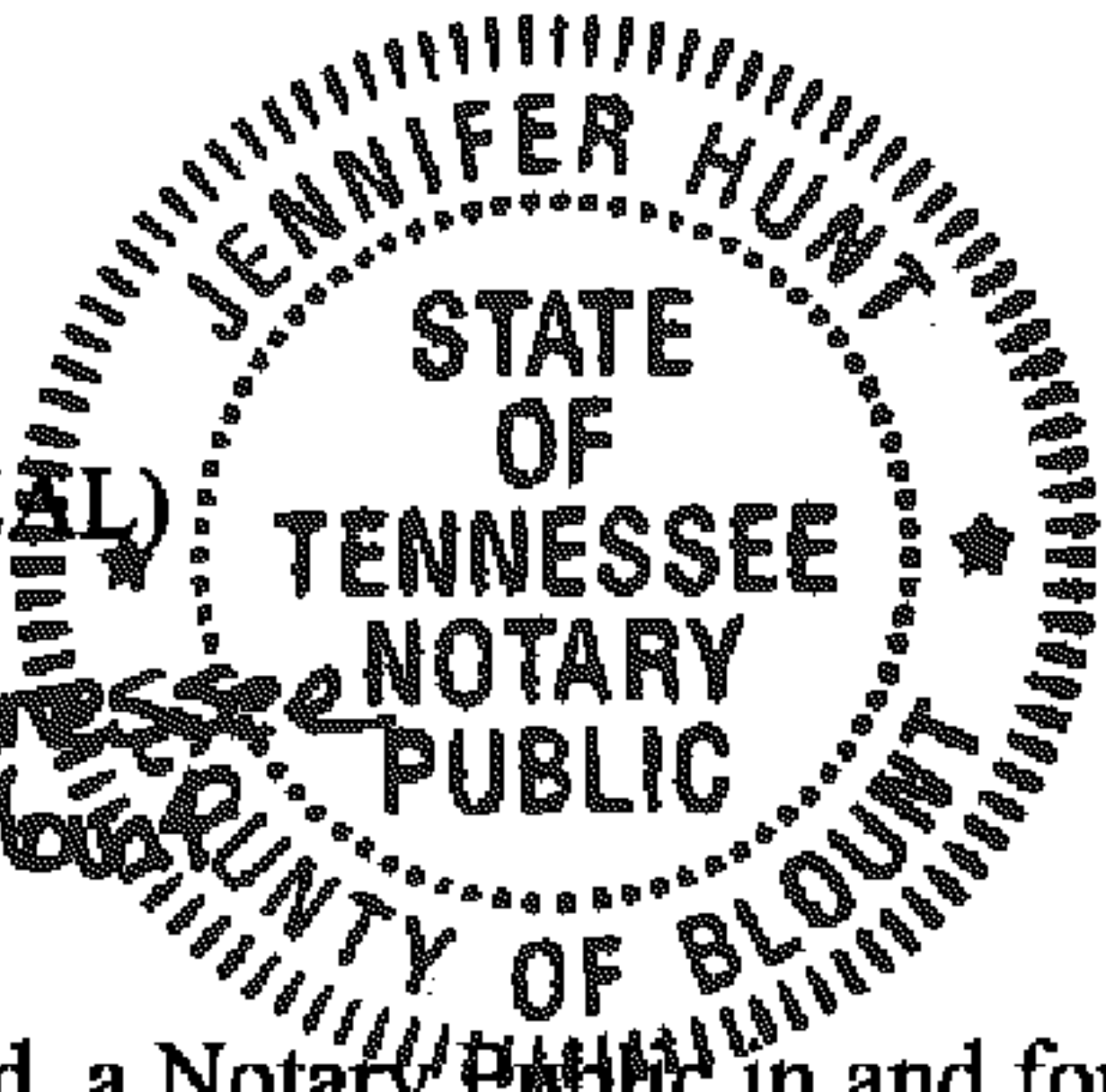
STATE OF Tennessee
COUNTY OF Blount

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Horn, a married man, whose name as Personal Representative of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of September, 2019.

(NOTARIAL SEAL)

STATE OF Tennessee
COUNTY OF Blount



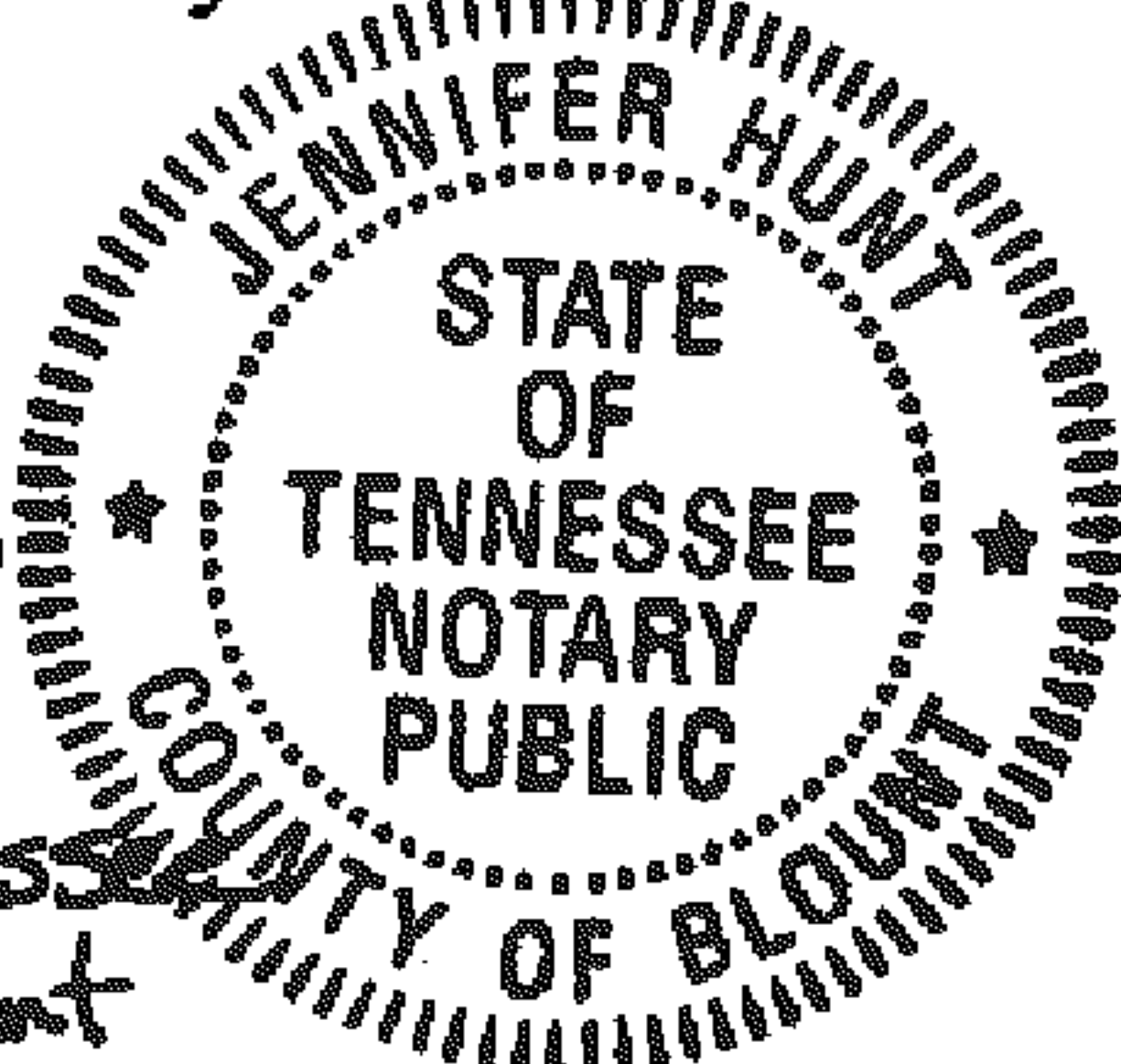
✓ Jennifer Hunt
Notary Public
Print Name: Jennifer Hunt
Commission Expires: 11/27/22

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Ann Hild Horn, a married woman, whose name as devisee of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such devisee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of September, 2019.

(NOTARIAL SEAL)

STATE OF Tennessee
COUNTY OF Blount

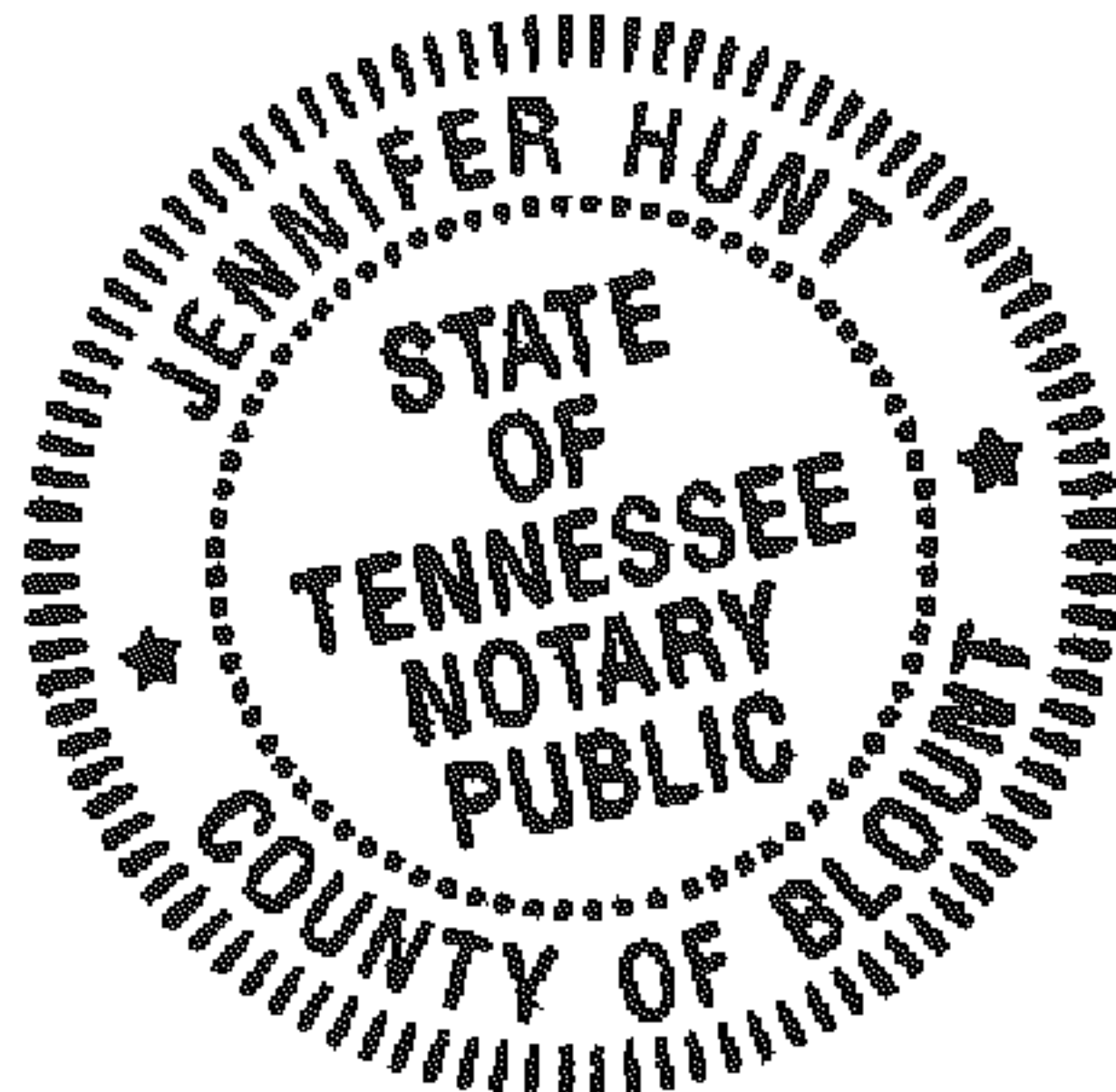


✓ Jennifer Hunt
Notary Public
Print Name: Jennifer Hunt
Commission Expires: 11/27/22

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Renee Hild-Poff, an unmarried woman, whose name as devisee of the Estate of James H. Hild, Sr., deceased, Shelby County Probate Case No. PR-2019-000739, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such devisee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of September, 2019.

(NOTARIAL SEAL)



✓ Jennifer Hunt
Notary Public
Print Name: Jennifer Hunt
Commission Expires: 11/27/22

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>James D Horn rep of the estate</u>	Grantee's Name	<u>Khoa Lu and Linhsey H. Doa</u>
Mailing Address	<u>Teresa Ann Hild Horn-divisee of the estate</u> <u>Cheryl R. H. Poff - divisee of the Estate</u> <u>4430 Legends Way Maryville TN 37801</u>	Mailing Address	<u>107 Warwick Circle</u> <u>Alabaster AL 35007</u>
Property Address	<u>107 Warwick Circle</u> <u>Alabaster AL 35007</u>	Date of Sale	<u>09/27/2019</u>
		Total Purchase Price	<u>\$ 169,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		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 checked="" 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.

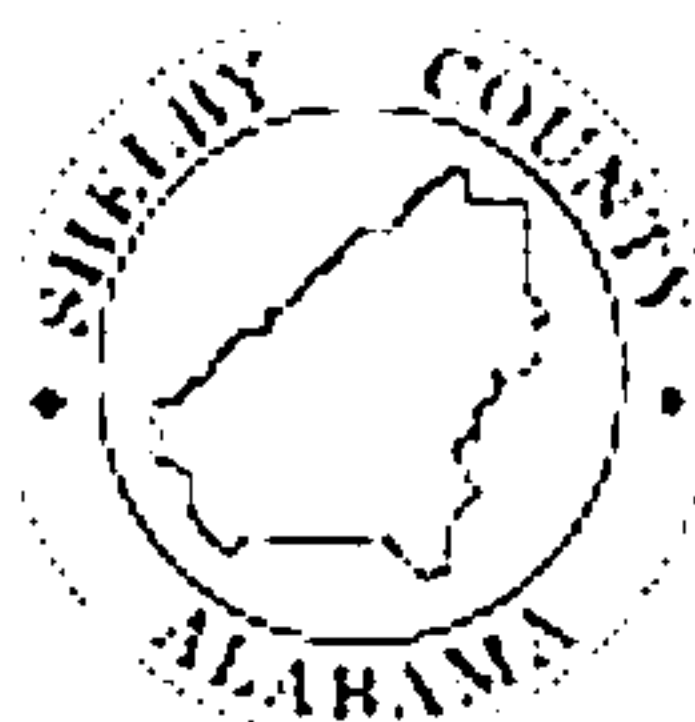
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 9-27-19Print Skyler MurphyUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/27/2019 03:52:30 PM
 \$50.00 CHARITY
 20190927000354770

Allen S. Bayl