

SEND TAX NOTICE TO:
Rocquiell Lamar Taylor and Keisha Renee
Taylor
2020 Arbor Hill Parkway
Birmingham, Alabama 35244

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

20191227000478800
12/27/2019 11:04:45 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Two Thousand Forty Eight dollars & no cents (\$392,048.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Hung V. Truong and Thi T.H. Tran, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Rocquiell Lamar Taylor and Keisha Renee Taylor** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 29, ACCORDING TO THE FINAL PLAT ARBOR HILL PHASE I AS RECORDED IN MAP BOOK 31, PAGE 48 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$400,477.00 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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 31, Page 48.

20' building line as shown on recorded map and easement of varying width on rear side of lot as shown on recorded map.

Assignment of Developers rights as recorded in Instrument No. 2002-30821.

Right of Way granted to Alabama Power Company recorded in Real 65, page 1 and Deed Book 332, page 554.

Agreement with Alabama Power Company as to underground cable as recorded in Real 69, page 445, and covenants pertaining thereto as recorded in Real 69, page 458.

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 Deed Book 121, Page 294; Deed Book 127, page 140; Deed Book 9, page 302; Deed Book 255, page 168; Deed Book 6, page 16; and Deed Book 111. page 625.

Transmission Line Permits to Alabama Power Company as recorded in Deed Book 136, page 34; Deed Book 151. page 449; Deed Book 136, page 28 and Deed Book 108, page 363.

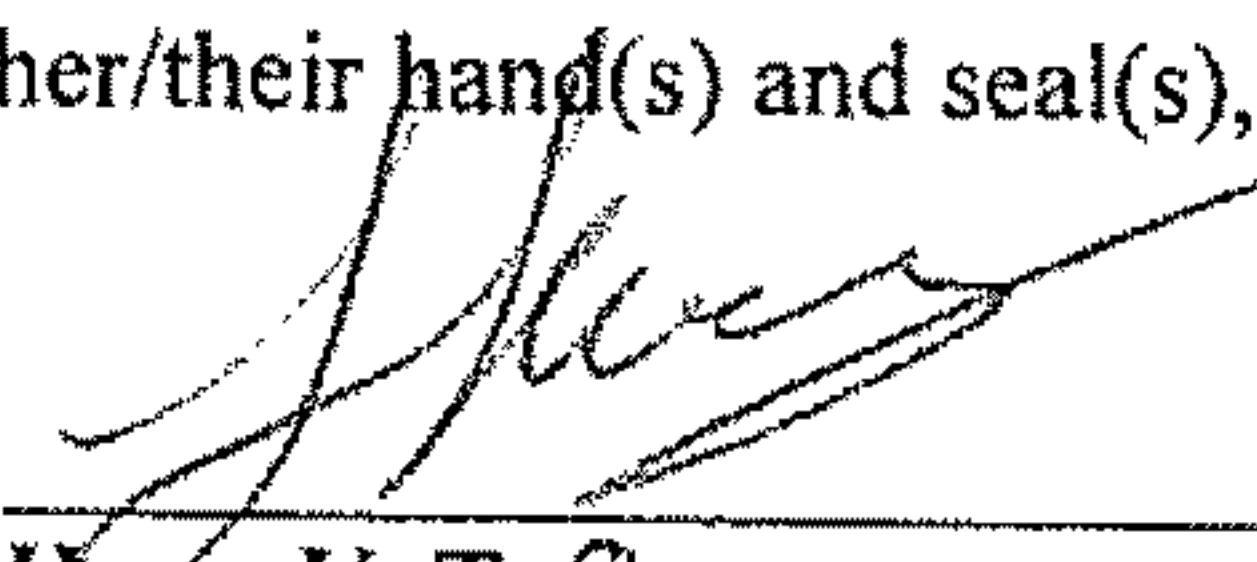
Right of Way granted to Alabama Power Company recorded in Deed Book 332, page 554.

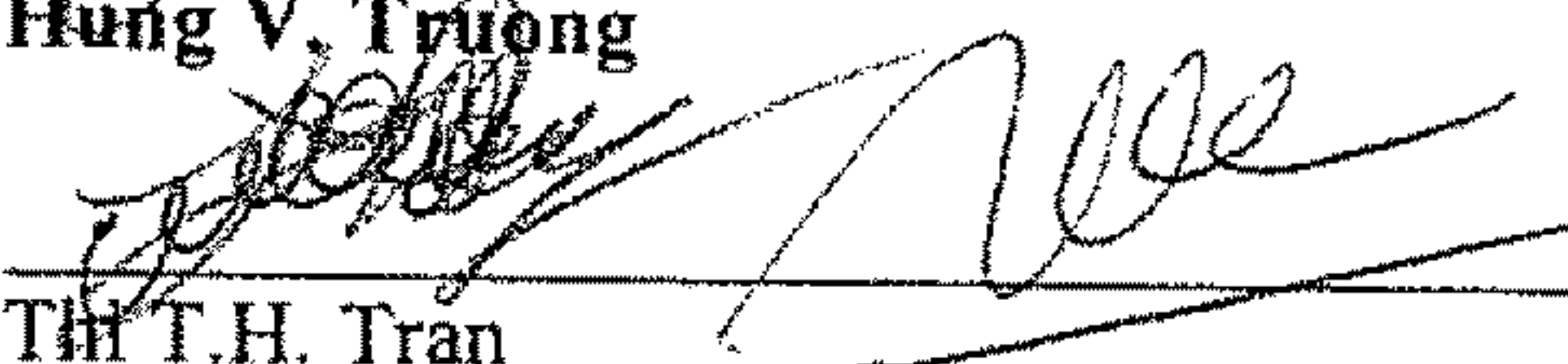
25' building line on front of lot; Tree Save area on rear of lot as shown on recorded plat/map.

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 **December 23, 2019** .


_____(Seal)
Hung V. Truong


_____(Seal)
Thi T.H. Tran

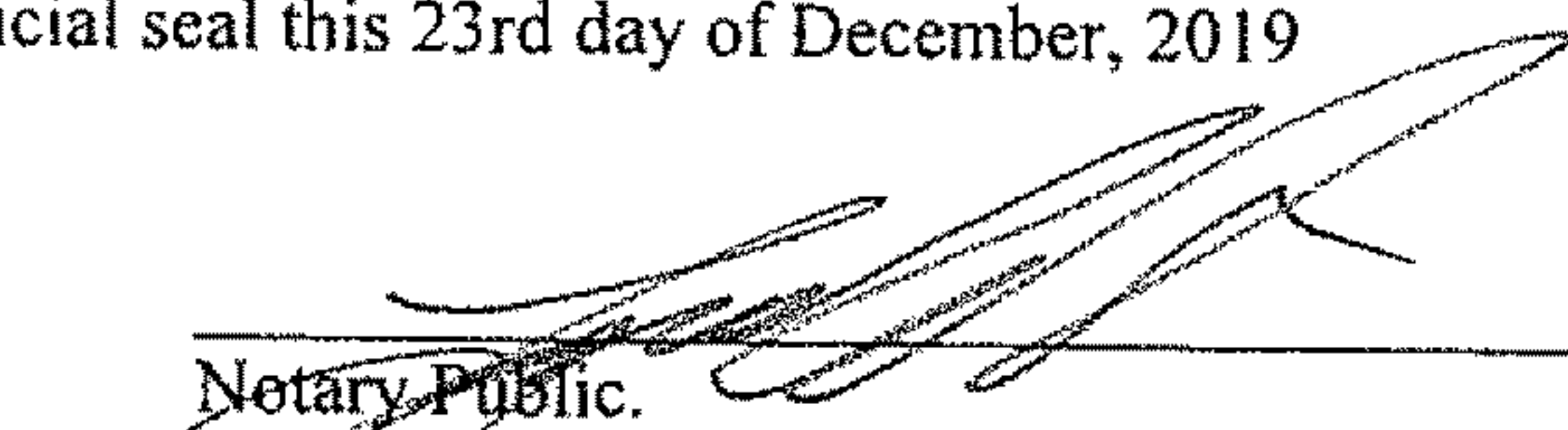


General Acknowledgement

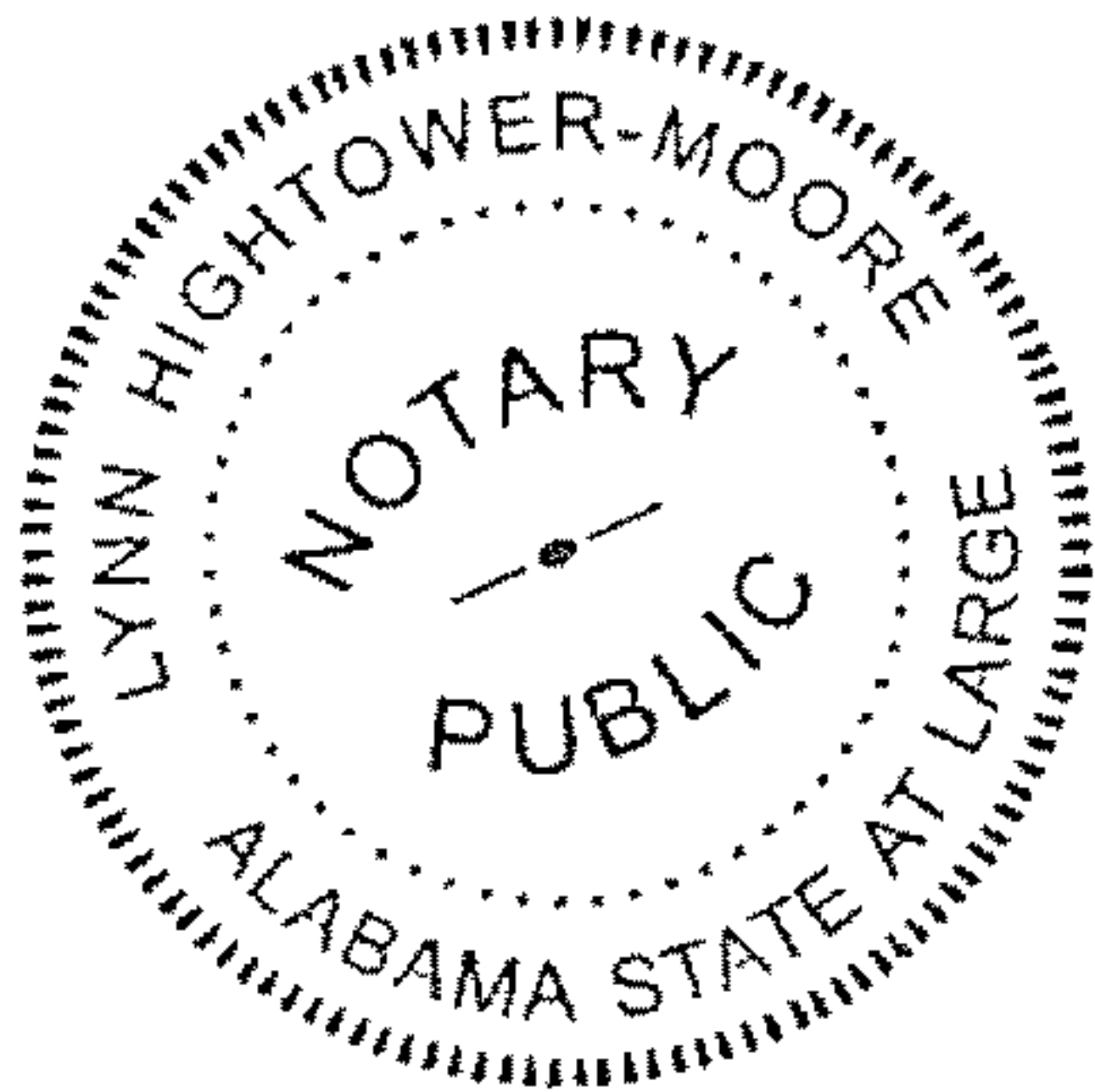
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hung V. Truong and Thi T.H. Tran, 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 23rd day of December, 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 Hung V. Truong and Thi T.H. Tran

Grantee's Name Rocquiell Lamar Taylor and Keisha Renee Taylor

Mailing Address 1401 Scout Tract
Hoover, Alabama 35244
Property Address 2020 Arbor Hill Parkway
Birmingham, Alabama 35244

Mailing Address 2020 Arbor Hill Parkway
Birmingham, Alabama 35244
Date of Sale 12/23/2019

Total Purchase Price \$392,048.00
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 ☐ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 12-23-19

Print Rocquiell Lamar Taylor

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
12/27/2019 11:04:45 AM
\$29.00 CHERRY
20191227000478800

Allen S. Bayl