

This instrument was prepared by:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File # 2020-01-5968
Documentary Evidence: Tax Assessment

Send tax notice to:
Hieu-Minh Hoang
3329 Crossings Court
Birmingham, AL 35242
(Grantees' Mailing Address and
Property Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

20200326000118860
03/26/2020 09:12:08 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred sixty thousand eight hundred and 00/100 Dollars (\$160,800.00), which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Hieu Minh Hoang and Tam Le Bao Tran, husband and wife**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto, **Hieu Minh Hoang and Tam Le Bao Tran**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 162, according to the Survey of Phase Two, Caldwell Crossing, 2nd Sector as recorded in Map Book 31, Page 31, in the Probate Office of Shelby County, Alabama.

\$ 201,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.


TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this **16th day of March, 2020**.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2020 09:12:08 AM
\$23.00 CHARITY
20200326000118860



Hieu Minh Hoang (Seal)



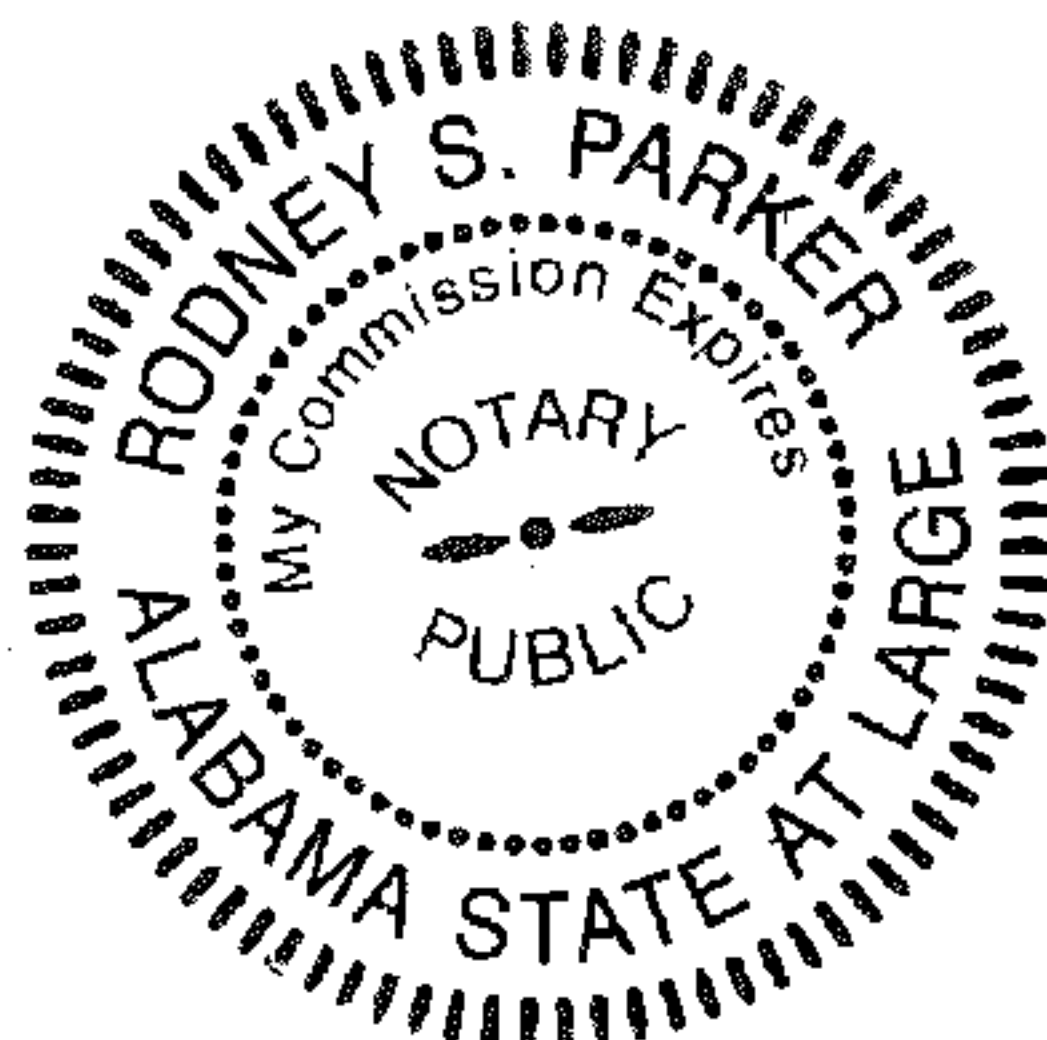
Tam Le Bao Tran (Seal)


Allen S. Boyd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hieu Minh Hoang and Tam Le Bao Tran**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this **16th day of March, 2020**.





Notary Public Rodney S. Parker
My Commission Expires: 12/02/2023

Grantor's mailing address:
3329 Crossings CT
Birmingham, Alabama 35242