

20200729000315190  
07/29/2020 09:55:57 AM  
DEEDS 1/2

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Leslie Shea Foreman  
Judy L. Williams  
110 Meadow View Cir.  
Pelham, AL 35124

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Tien Thuy Thi Tran and Tony Thanh Nguyen, a married couple. whose mailing address is:**

**110 Meadow View Cir., Pelham, AL 35124**

---

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Leslie Shea Foreman and Judy L. Williams, whose mailing address is:**

---

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 110 Meadow View Cir., Pelham, AL 35124 to-wit:

Lot 6, according to the Survey of Ivy Brook Phase 1, as recorded in Map Book 18, Page 21, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$166,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby 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 and assigns of the grantees herein shall take as tenants in common.

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.

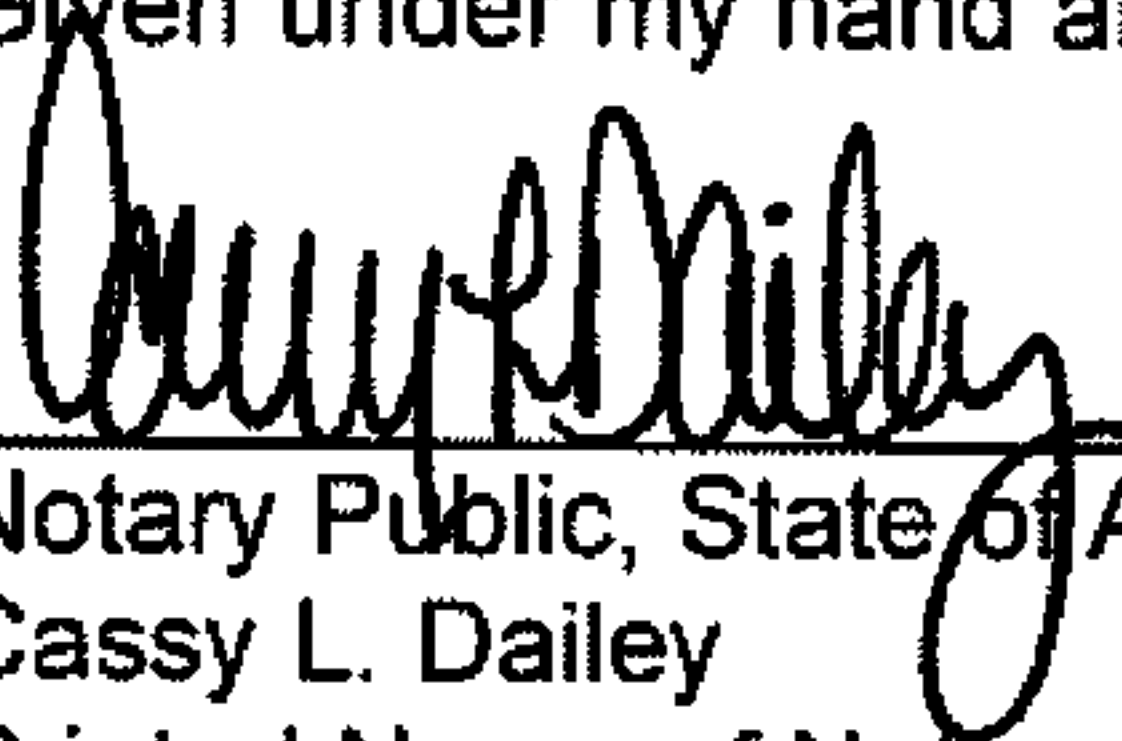
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 23rd day of July, 2020.

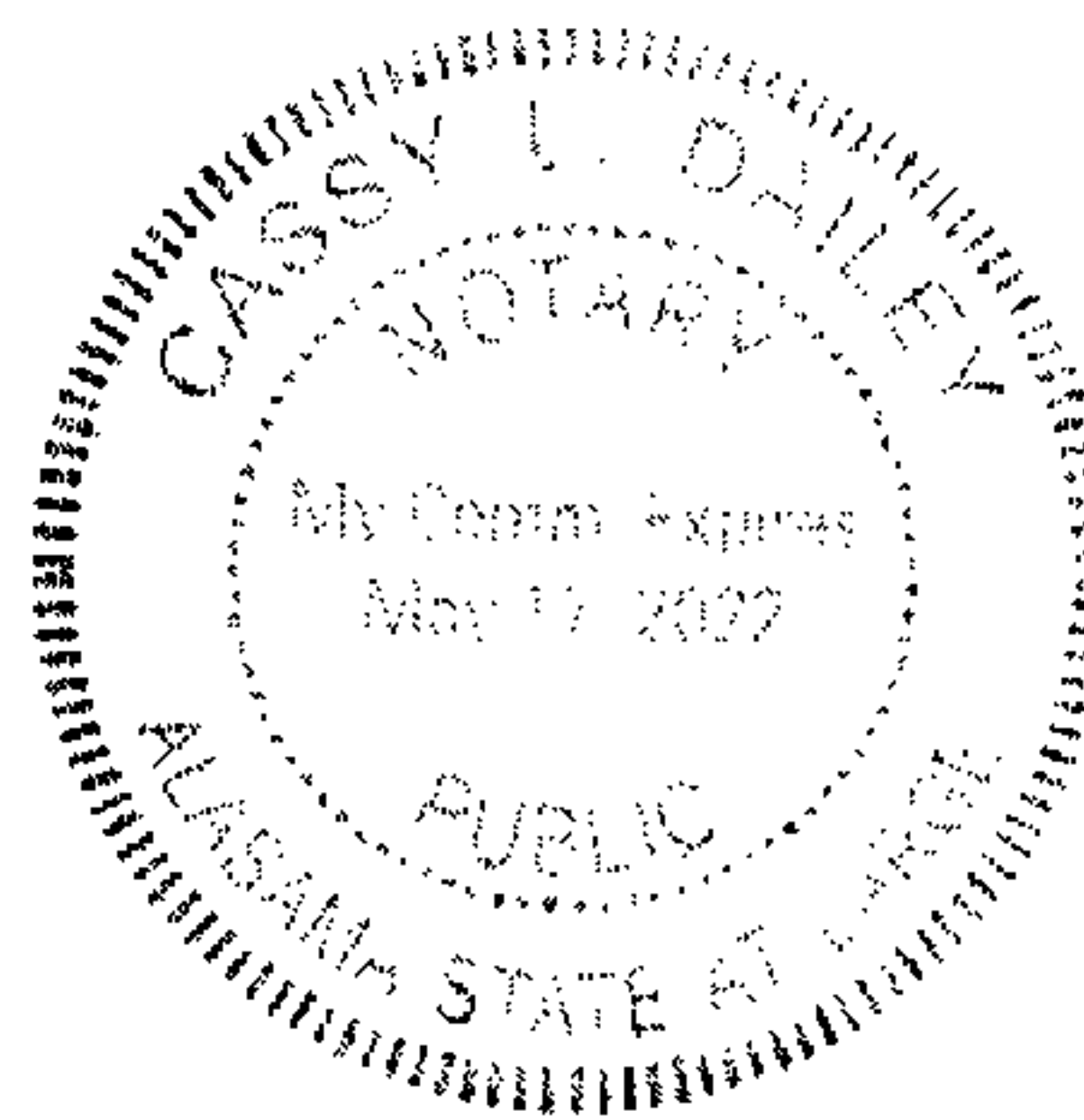
  
Tien Thuy Thi Tran

  
Tony Thanh Nguyen

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tien Thuy Thi Tran and Tony Thanh Nguyen, 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 executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 23rd day of July, 2020.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 09:55:57 AM  
\$28.50 CHERRY  
20200729000315190

