

Grantor's Name:	Joe A. Scotch, Jr. Wayne J. Scotch	Grantee's Name:	Nguyens Properties LLC
Mailing Address:	4000 Eagle Pt. Corp. Drive Birmingham, AL 35242	Mailing Address:	2224 Hawksbury Lane Birmingham, AL 35226
Property Address:	5878 & 5880 Cahaba Valley Road Birmingham, AL 35242	Date of Sale:	September 30, 2020
		Total Purchase Price	\$225,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this deed 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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

This Instrument Was Prepared By:

Michael B. Odom
McGlinchey Stafford
505 North 20th Street, Suite 800
Birmingham, Alabama 35203

Send Tax Notice To:

Nguyens Properties LLC
224 Hawksbury Lane
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Twenty-Five Thousand and 00/100 DOLLARS (\$225,000.00) and other good and valuable consideration to the undersigned Grantors, Joe A. Scotch, Jr., a married man, and Wayne J. Scotch, a married man (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto Nguyens Properties LLC, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A (the "Property")

The property conveyed herein does not constitute the homestead of the Grantors or their spouses.

\$25,000.00 of the Purchase Price recited herein was paid by Giau Le and Tommy Tai Le (the "Les") pursuant to a Promissory Note of event date herewith executed by the Les in favor of Binh Nguyen, the owner of Grantee, pursuant to which Grantee has agreed to convey the Property to the Les upon repayment of the Promissory Note in full.

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or

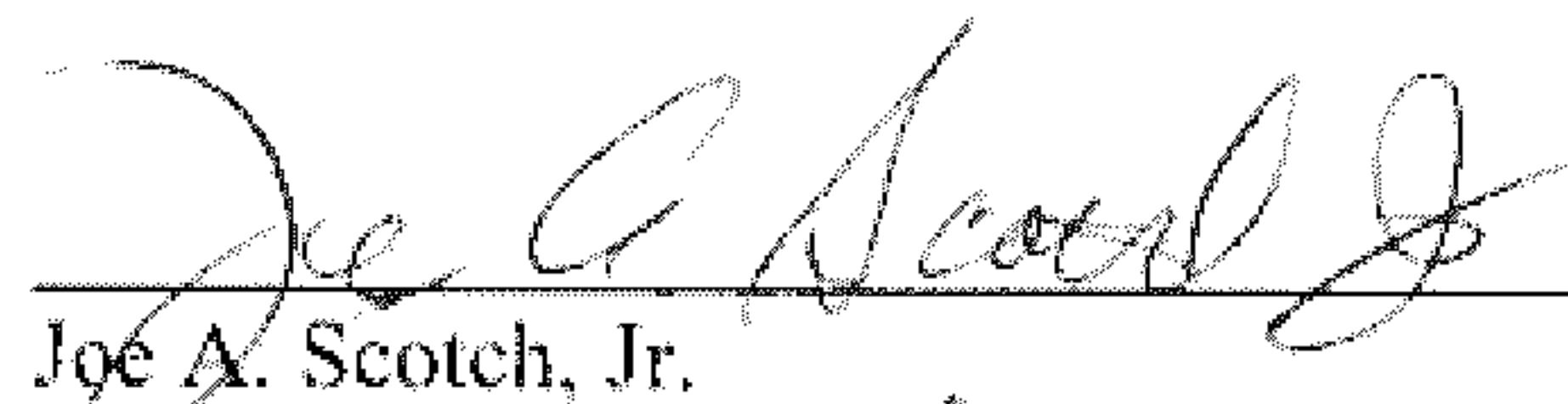
notices of such proceedings, whether or not shown by the records of such agency or by the public records.

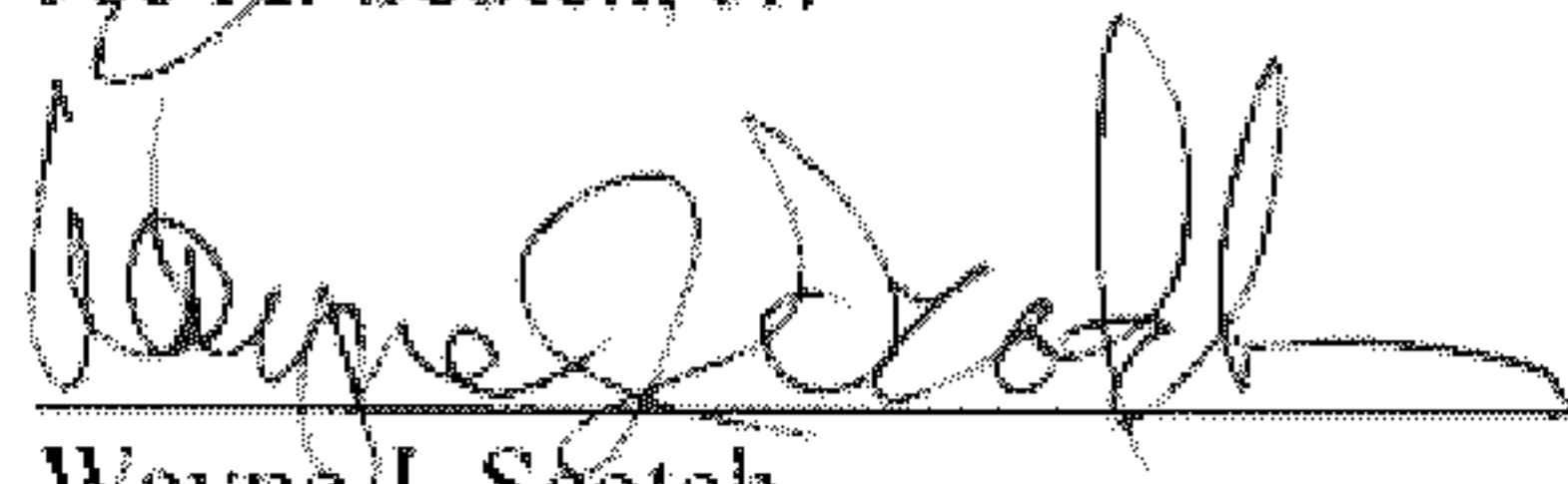
3. Rights or claims of parties in possession not shown by the public records.
4. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by person in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

TO HAVE AND TO HOLD Unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, the Grantors executed this conveyance on the 30th day of September, 2020.



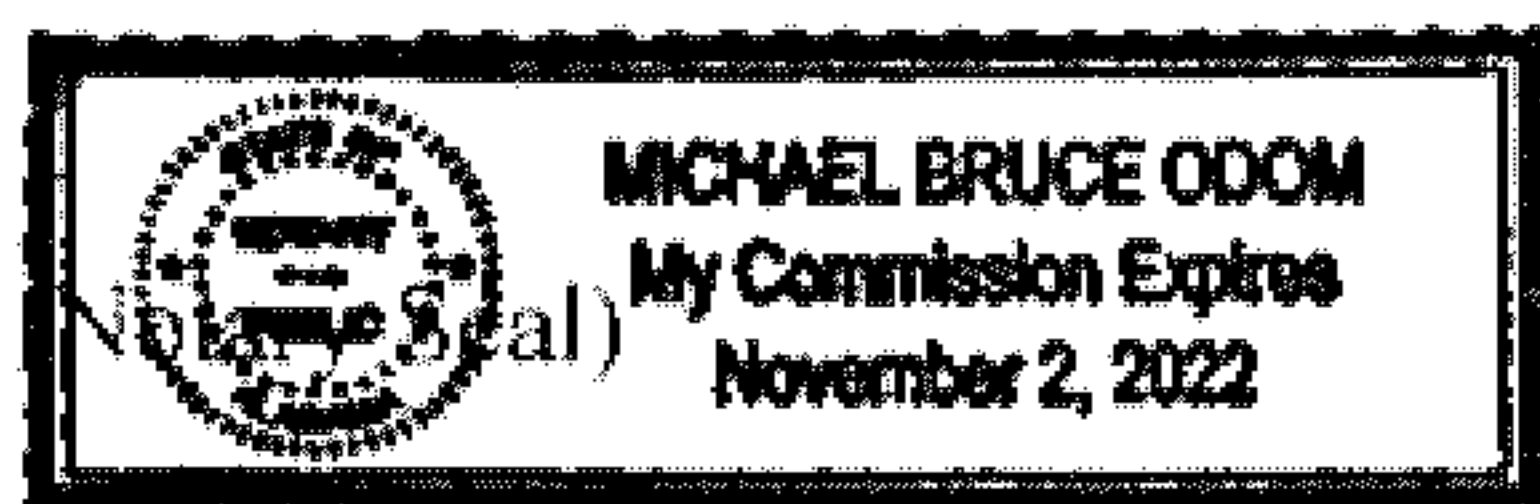
Joe A. Scotch, Jr.

Wayne J. Scotch

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Joe A. Scotch, Jr., whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and Official seal this 30th day of September, 2020.



Michael Bruce Odom
Notary Public
My Commission Expires: 11-2-22

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Wayne J. Scotch, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and Official seal this 30th day of September, 2020.

(Notary Seal)



Michael Bruce Odom
Notary Public
My Commission Expires: 11-2-22

EXHIBIT A

Parcel I:

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

Commence at the SW corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 2 degrees 33 minutes 20 seconds West a distance of 668.86 feet; thence North 89 degrees 46 minutes 3 seconds East a distance of 822.21 feet to the Point of Beginning; thence along the last described course a distance of 82.94 feet; thence South 57 degrees 42 minutes 04 seconds East a distance of 178.86 feet; thence South 29 degrees 43 minutes 13 seconds West a distance of 48.59 feet; thence North 56 degrees 48 minutes 12 seconds West a distance of 251.00 feet to the Point of Beginning.

Parcel II:

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

Commence at the SW corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 2 degrees 33 minutes 20 seconds West a distance of 668.86 feet; thence North 89 degrees 46 minutes 3 seconds East a distance of 905.15 feet to the Point of Beginning; thence 89 degrees 46 minutes 3 seconds East a distance of 207.12 feet; thence South 30 degrees 00 minutes 00 seconds West a distance of 111.46 feet; thence North 57 degrees 42 minutes 04 seconds West a distance of 178.86 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 08:39:43 AM
\$256.00 CHERRY
20201001000443360

Allie S. Bayl