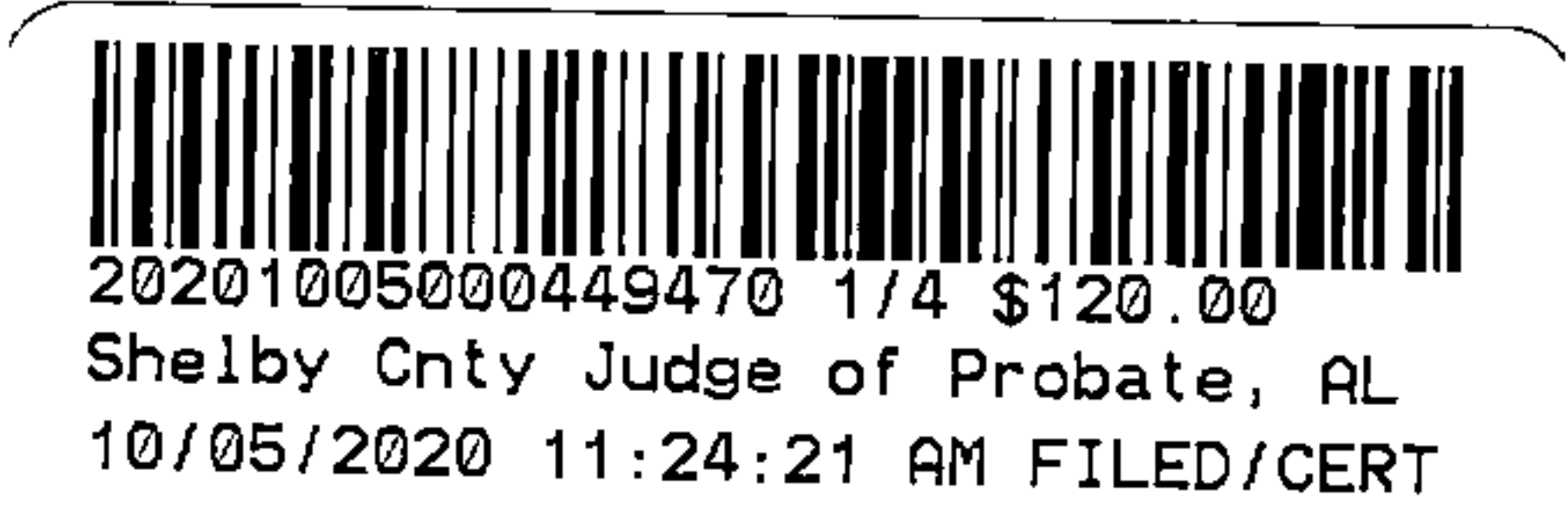


Send Tax Notice to:
Hue Van Le
6345 Farley Lane
Birmingham, AL 35242

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, HUE VAN LE, an unmarried man, and PHONG BANGLE, a married man (herein referred to as Grantors) do grant, bargain, sell and convey unto HUE VAN LE, PHONG BANGLE, KYRA YEN KHANH LE, and CASEY HOANG MINH LE (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel XI - Property acquired from E.R. Elliott and wife, Betty L. Elliott, on or about December 19, 1991, as recorded in Real Book 393, Page 31, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

All that part of the land lying North of the old Glaze Ferry Road of the West 1/2 of the Northwest 1/4 of Section 28, Township 19 South, Range 3 East, also a part of the Northeast Quarter of Section 29, Township 19 South, Range 3 East, more particularly described as follows: From a point on the Old Glaze Ferry Road where the property of Edward C. Glaze property and the McGraw property line intersect above said road; thence, Southeast along the North side of said road a distance of 269.69 feet; thence right 0 degrees 29 minutes 44 seconds to the tangent of a curve to the right having a radius of 1481.22 feet an arc distance of 343.57 feet; thence right 1 degree 20 minutes 28 seconds to the tangent of a curve to the left having a radius of 2866.74 feet an arc distance of 424.91 feet; thence left 99 degrees 40 minutes 07 seconds from the tangent of said curve a distance of 234.56 feet; thence right 76 degrees 51 minutes 35 seconds to the West bank of the Coosa River a distance of 93.70 feet; thence left 82 degrees 07 minutes 14 seconds along the West bank of said river a distance of 642.34 feet; thence left 111 degrees 54 minutes 10 seconds a distance of 1211.83 feet; thence left 72 degrees 07 minutes 34 seconds a distance of 167.52 feet to the point of beginning. Said parcel containing 13.35 acres, more or less.

Parcel XII - Property acquired from Winston M. Henderson and wife, Alline Henderson, on or about January 18, 1994, as recorded in Instrument No. 1994-02034, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Commence at a point on the Old Glaze Ferry Road as it now exists, where the property line of the Edward C. Glaze property and the McGraw property line

intersect above said road; thence Southeast along the North side of above said road a distance of 1038 feet to a point; thence North 31 deg. 30 min. East a distance of 43 feet to a stake, being the point of beginning of the lot herein described; thence continue North 31 deg. 30 min. East a distance of 200 feet to a point; thence turn a 90 deg. angle to the right and run East 150 feet to the West bank of the Coosa River; thence run in a Southerly direction along the meanderings of the West bank of the Coosa River to a stake situated on the South side of a launching area; thence North 44 deg. West a distance of 150 feet to the point of beginning; said lot being situated in the Southeast portion of fraction E in W1/2 of NW1/4 of Section 28, Township 19, Range 3 East.

Also, the right of ingress and egress over and along the Old Glaze Ferry Road for access to above described property.

Parcel XIII - Property acquired from Jewell Moore on or about October 12, 1992, as recorded in Instrument No. 1992-23452, and which is more particularly described as follows:

Commence at the Northeast corner of the East Half of Fraction "E", Section 29, Township 19 South, Range 3 East, Shelby County, Alabama; thence run South along the East line of said Fraction "E" a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 degrees 22 minutes 39 seconds to the left and run along said road a distance of 57.62 feet; thence turn an angle of 3 degrees 3 minutes 2 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet to the point of beginning; thence turn an angle of 180 degrees 0 minutes 0 seconds to the right and run a distance of 133.27 feet to a point; thence turn right and run Southeasterly along the South line of the tract of land previously conveyed to E.R. Elliot and W.D. Hughes, said deed recorded in Deed Book 279, Page 530 in the Probate Office of Shelby County, Alabama, a distance of 180 feet, more or less, to a point on the West bank of the Coosa River, being the Southeast corner of the Elliot-Hughes property; thence run in a Southwesterly direction along the meanderings of the West bank of the Coosa River a distance of 140 feet, more or less, to the E.C. Glaze property; thence turn right and run Northwesterly along the E.C. Glaze property to the point of beginning. Situated in Shelby County, Alabama.

The previous grantors Floyd F. Macon and wife, Betty N Macon reserve to themselves, their heirs, and assigns forever, the right to draw water from the well located in the above described property, and the right to lay the pipe from the well to Grantors' property at Grantors' own expense, and to use as much of the water as is necessary for domestic purposes, without charge. This reservation is not exclusive to Grantors, but Grantors may transfer or grant rights to use this well water to other landowners in the vicinity. Grantors also reserve to themselves, their heirs, and assigns forever, the right of access across the above described property to and from the bank of the Coosa River as now or hereafter located, over and across the boat landing as it is now located along the South line of the above described property. This reservation is not exclusive to Grantors but Grantors may transfer or grant rights to use this access to other land owners in the vicinity.

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 the 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this _____ day of 2 October, 2020.

Hue Van Le
Hue Van Le

Phong Bang Le
Phong Bang Le

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Hue Van Le, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2020.

Karin M. Foster
Notary Public
My Commission Expires: 1-3-23

STATE OF Alabama
COUNTY Shelby)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Phong Bang Le, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2020.

Karin M. Foster
Notary Public
My Commission Expires: 1-3-23



20201005000449470 3/4 \$120.00
Shelby Cnty Judge of Probate, AL
10/05/2020 11:24:21 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hue Van Le & Phong Bang Le
Mailing Address 6345 Farley Lane
Birmingham, AL 35242

Grantee's Name Hue Van Le, Phong Bang Le, Kyra
Mailing Address Yen Khanh Le, & Casey Hoang Minh Le
6345 Farley Lane
Birmingham, AL 35242

Property Address Old Glaze Ferry Road
Vincent, AL

Date of Sale October 2, 2020

Total Purchase Price

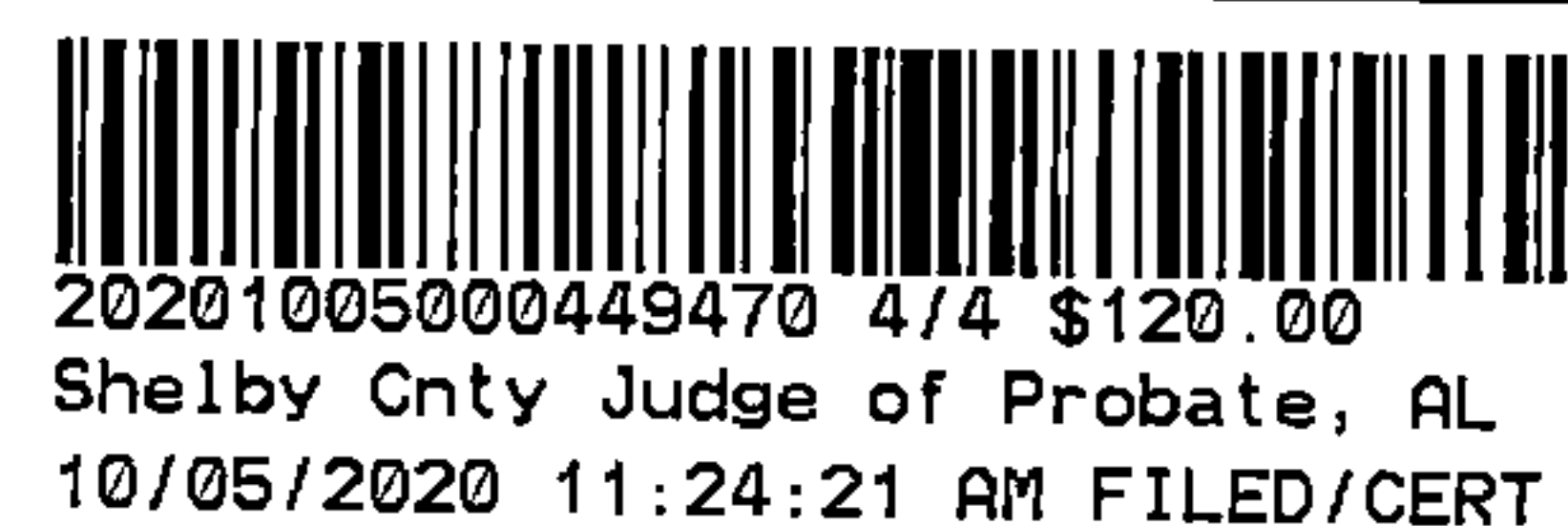
or

Actual Value

or

Assessor's Market Value \$ 173,280 x one-half (1/2) = \$86,640*

Shelby County, AL 10/05/2020
State of Alabama
Deed Tax: \$87.00



*The Grantors are keeping one-half (1/2) interest in the property, and conveying one-half (1/2). 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 Shelby County Property Tax Commissioner
☐ 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 10-2-20

Print Hue Van Le

☐ Unattested

Kim M Foster
(verified by)

Sign

Hue Van Le

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1