

20201123000534360
11/23/2020 07:53:27 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Avery L. Acton

222 Yellowhammer Drive
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000781

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Anh Dao T. Nguyen Le, a married woman, and Phuong-Nam T. Nguyen, a married woman** whose address is 118 Thoroughbreed Lane, Alabaster, AL 35007 (hereinafter "Grantors", whether one or more), by **Avery L. Acton**, whose address is **222 Yellowhammer Drive Alabaster AL 35007** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee **Avery L. Acton, an unmarried man**, the following described real estate situated in Shelby County, Alabama, the address of which is **222 Yellowhammer Drive, Alabaster, AL 35007**, to-wit:

Lot 27, Block 2, according to the Survey of Meadowview, Second Sector, as recorded in Map Book 8, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject property is not the homestead for either Grantor or their spouse(s).

Subject to a third-party mortgage in the amount of \$164,900.00 executed and recorded simultaneously herewith.

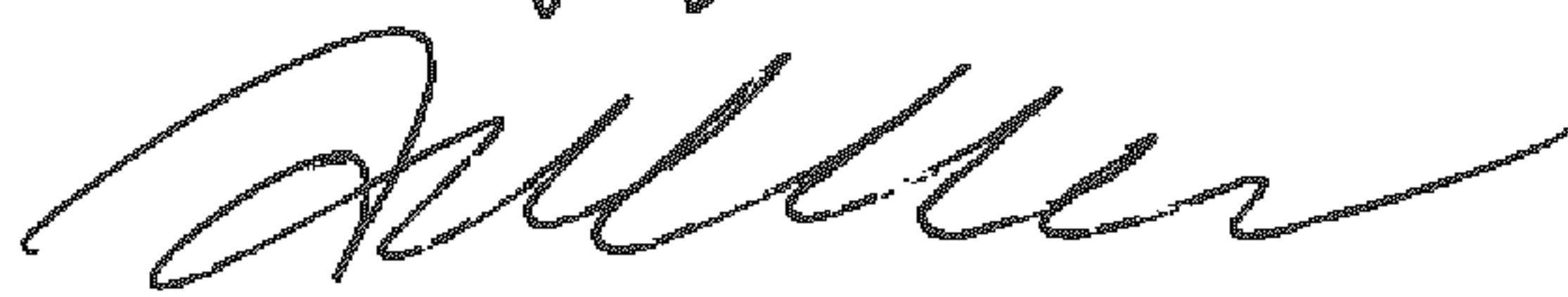
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors has good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this 19th day of November, 2020.



Anh Dao T. Nguyen Le

Phuong-Nam T. Nguyen by Anh Dao T. Nguyen as attorney in fact

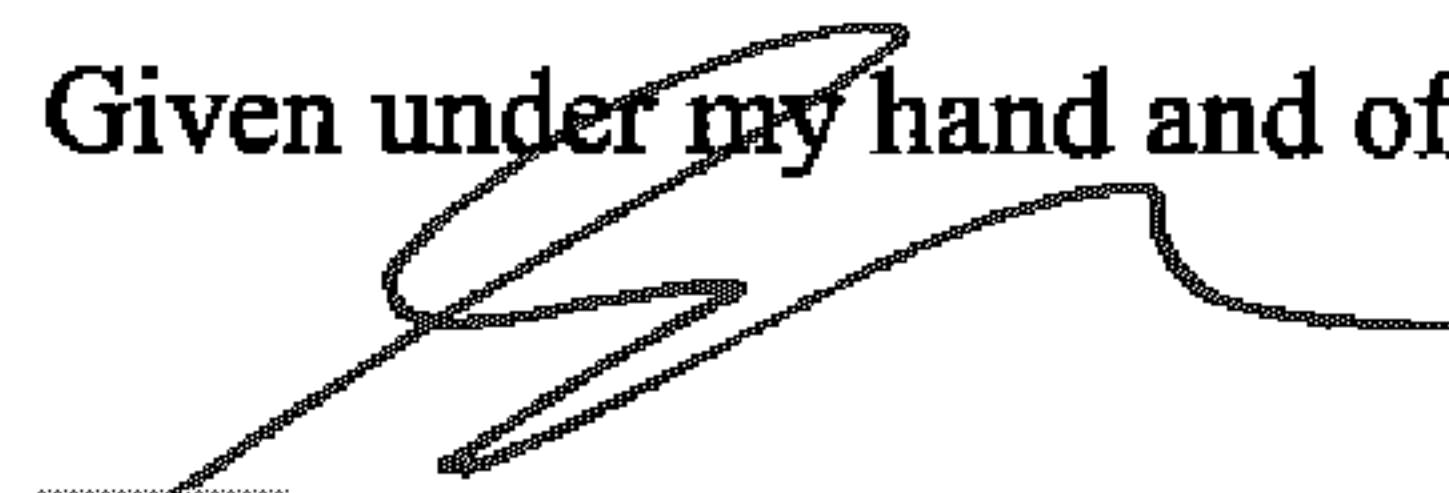


Phuong-Nam T. Nguyen by Anh Dao T. Nguyen Le as attorney in fact

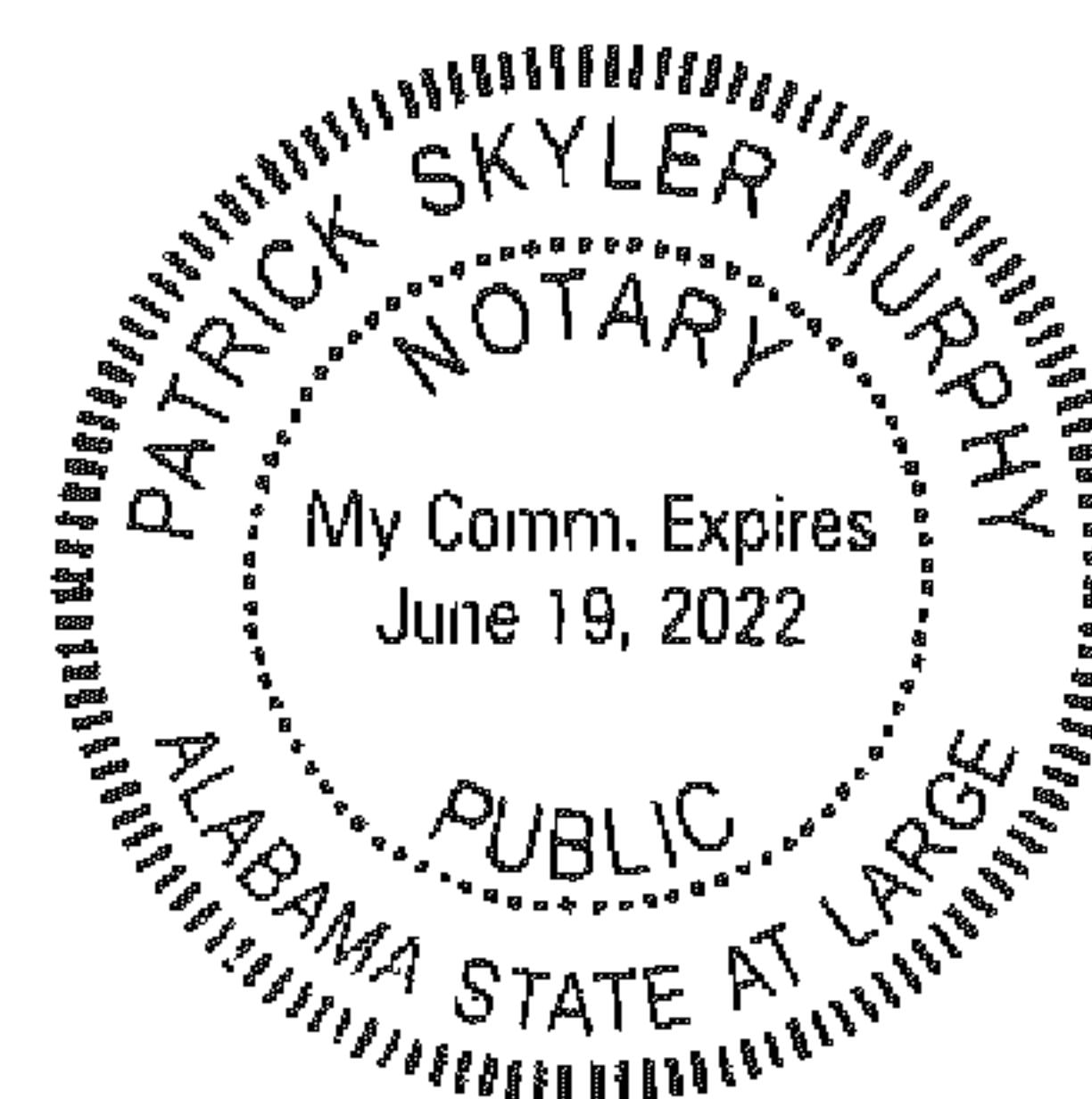
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Anh Dao T. Nguyen Le, a married woman, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of November, 2020.

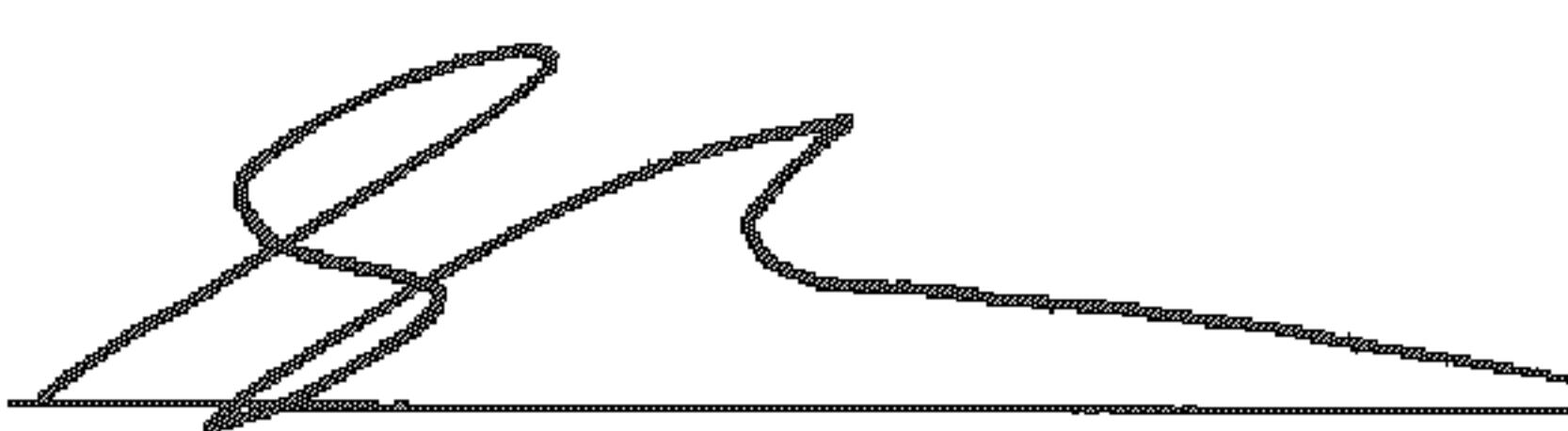
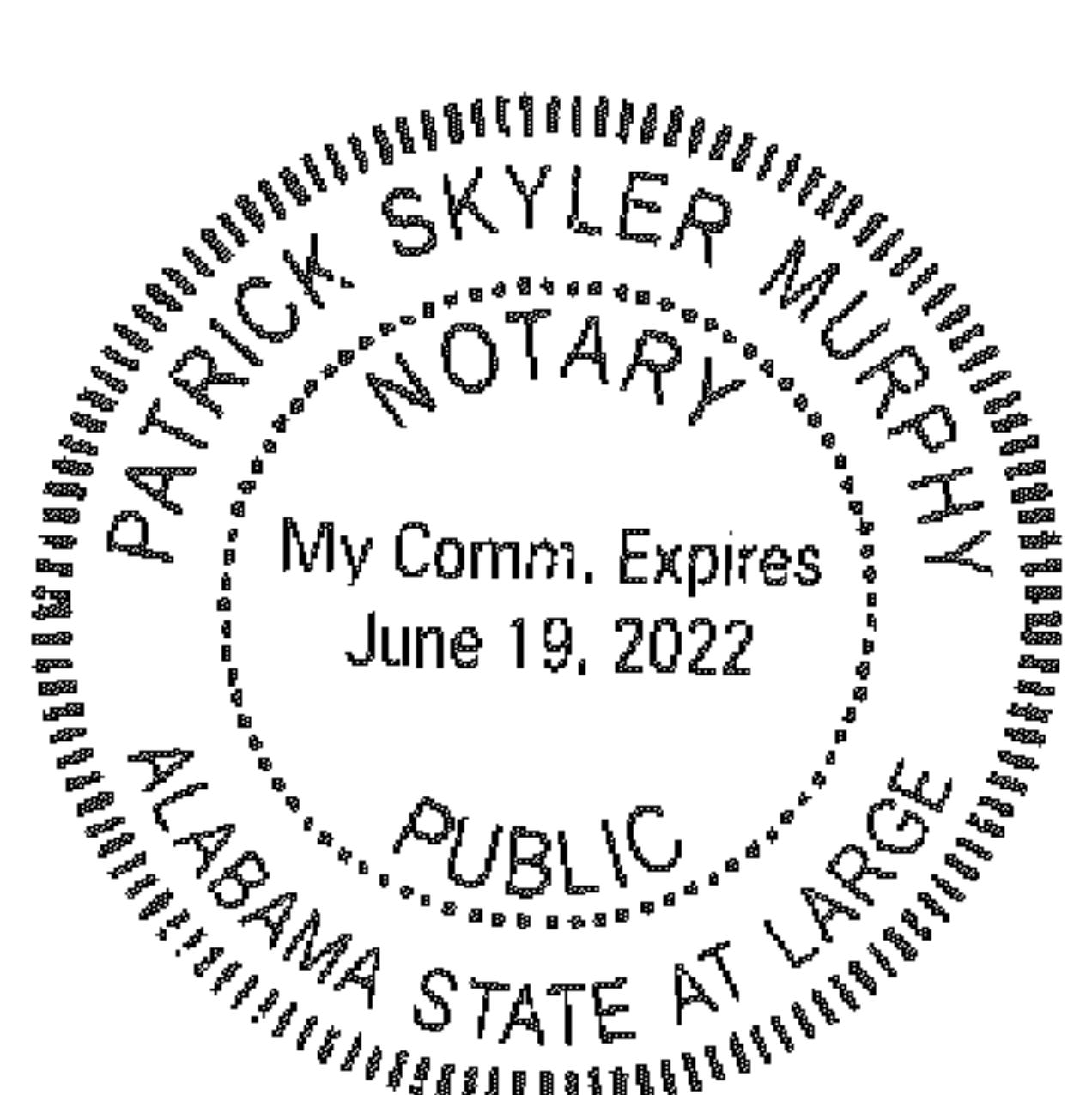

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anh Dao T. Nguyen Le, whose name as attorney in fact for Phuong-Nam T. Nguyen, 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 said instrument, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Phuong-Nam T. Nguyen on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2020


Notary Public
Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name	Anh Dao T. Nguyen La and Phuong-Nam Nguyen	Grantee's Name	Avery L. Acton
Mailing Address	118 Thoroughbred Lane	Mailing Address	222 Yellow Hammer Drive
	Alabaster AL 35007		Alabaster AL 35007
<hr/>		<hr/>	
Property Address	222 Yellow Hammer Drive	Date of Sale	11/19/2020
	Alabaster AL 35007	Total Purchase Price	\$ 170,000
	<hr/>	or	<hr/>
	<hr/>	Actual Value	\$ <hr/>
	<hr/>	or	<hr/>
	<hr/>	Assessor's Market Value	\$ <hr/>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 11/1

Print Skyler Murphy

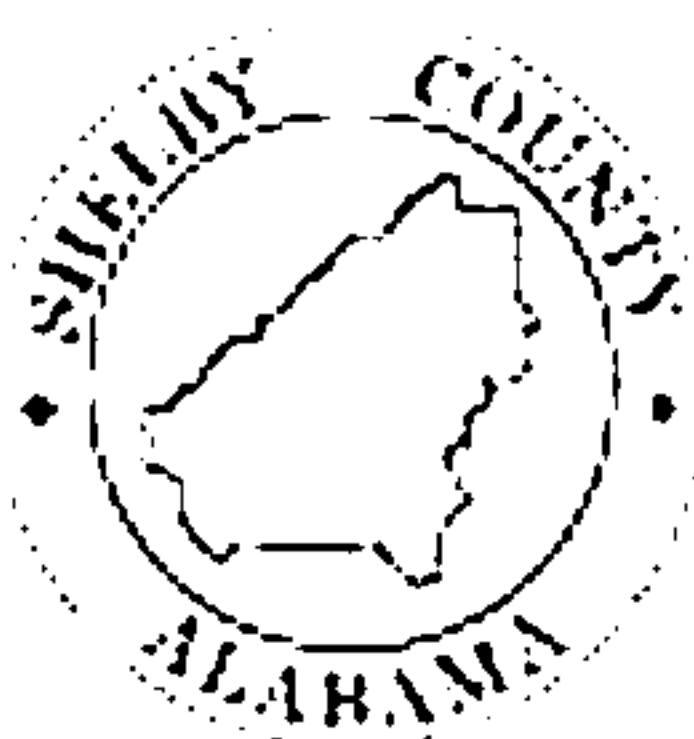
Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one 

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/23/2020 07:53:27 AM
\$33.50 JESSICA
20201123000534360

Allie S. Boyd