

Send Tax Notice to:

Sang C. Phung and Ashley Duong

20210316000131630
03/16/2021 01:33:54 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

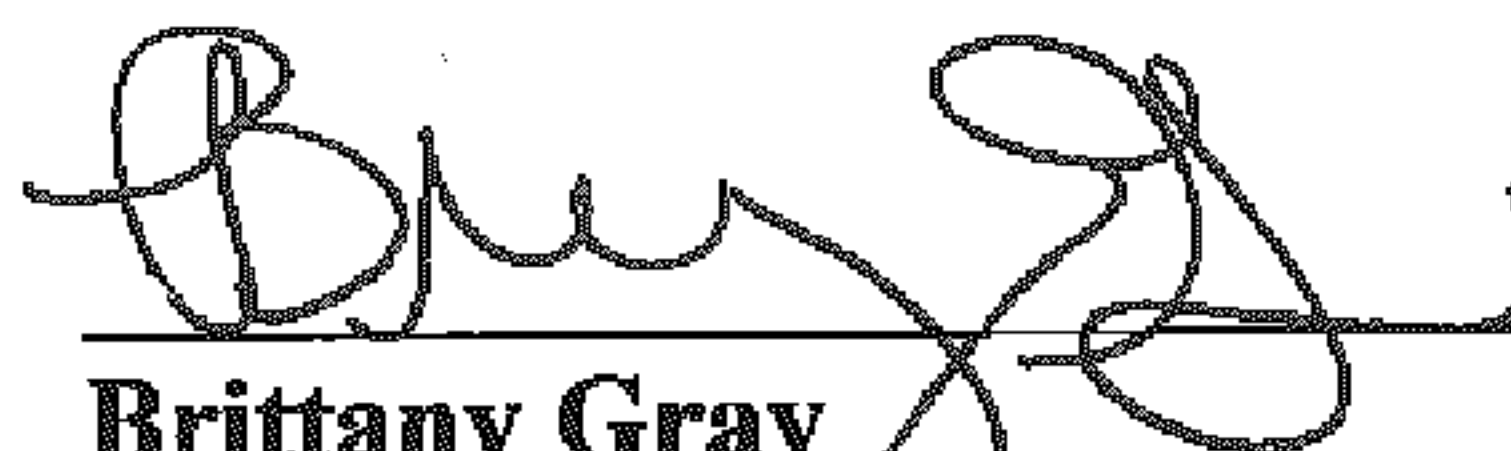
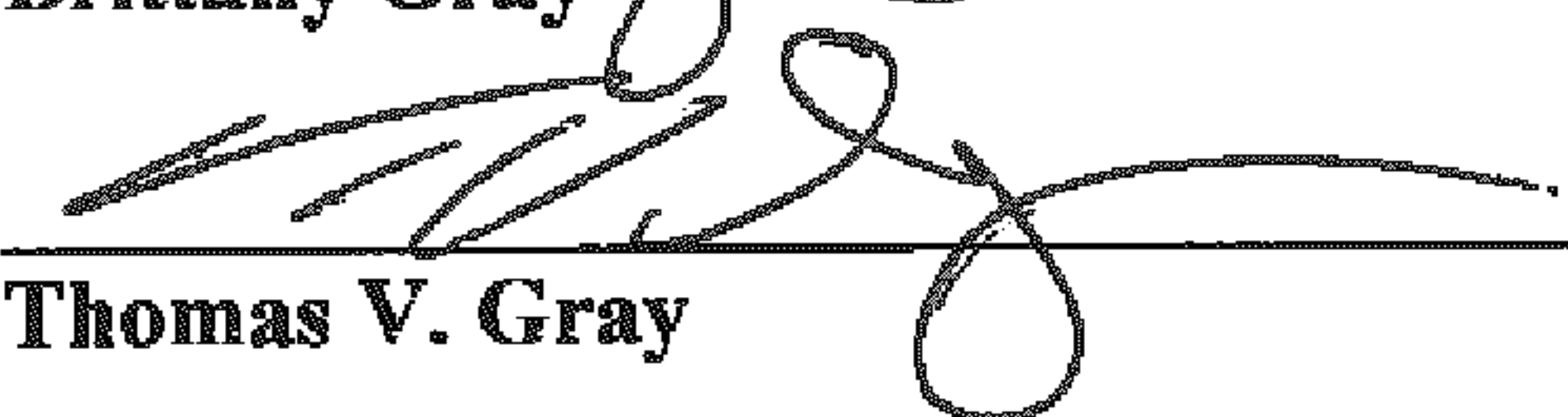
That in consideration of **Two Hundred Sixty One Thousand and 00/100 Dollars (\$261,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Brittany Gray and Thomas V. Gray, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2514 GRAND POINT CIRCLE, HOOPER, AL 35226 grant, bargain, sell and convey unto **Sang C. Phung and Ashley Duong** herein referred to as grantees) whose mailing address _____, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **308 Stonecreek Circle, Helena, AL 35080** to wit:

Lot 1523B, according to the Resurvey of Lots 1522A and 1523A Old Cahaba IV Second Addition Phase Four Lake Access as recorded in Map Book 35, Page 33, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 15 day of MARCH, 2021


Brittany Gray

Thomas V. Gray

STATE OF ALABAMA

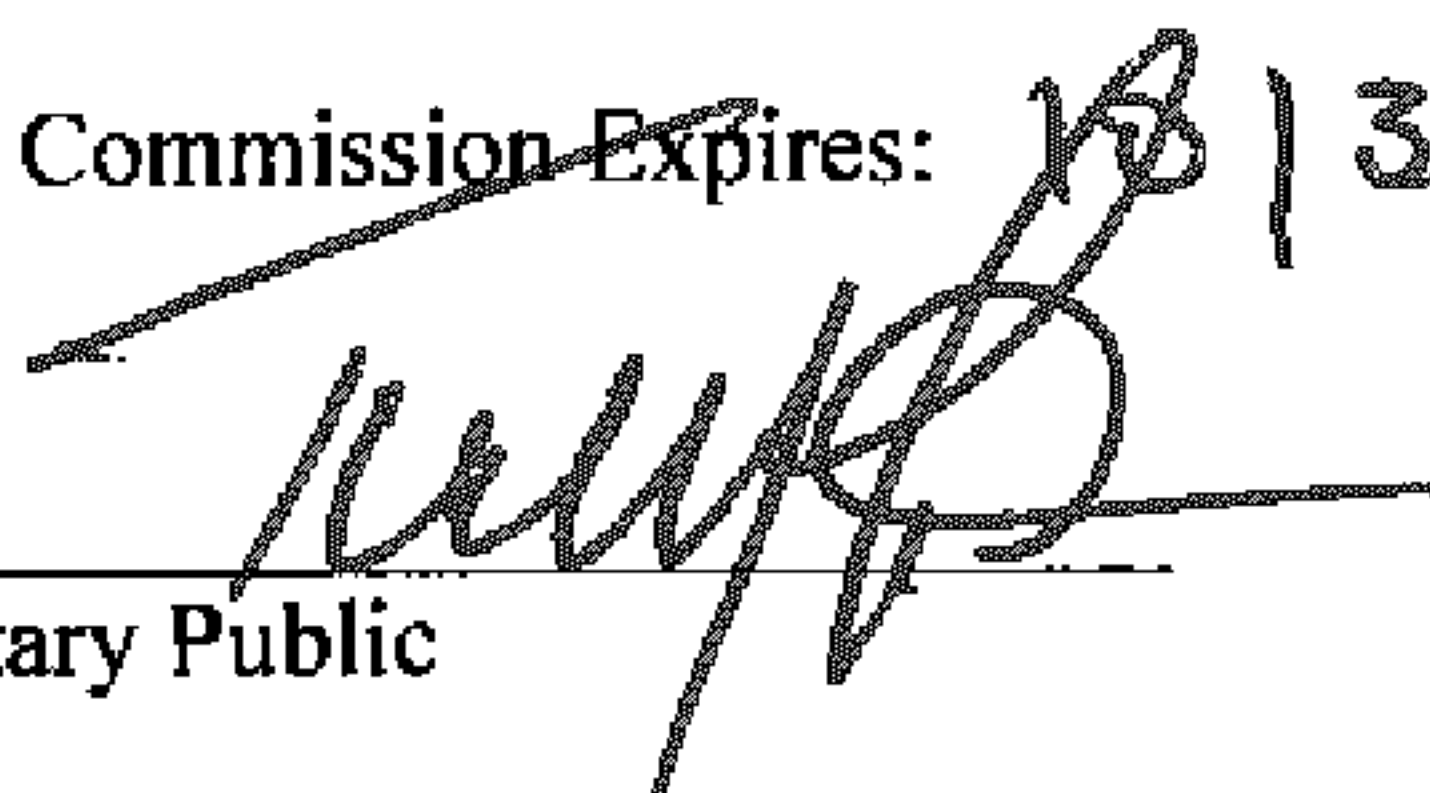
JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Brittany Gray and Thomas V. Gray**, 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 this conveyance, he, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of March, 2021

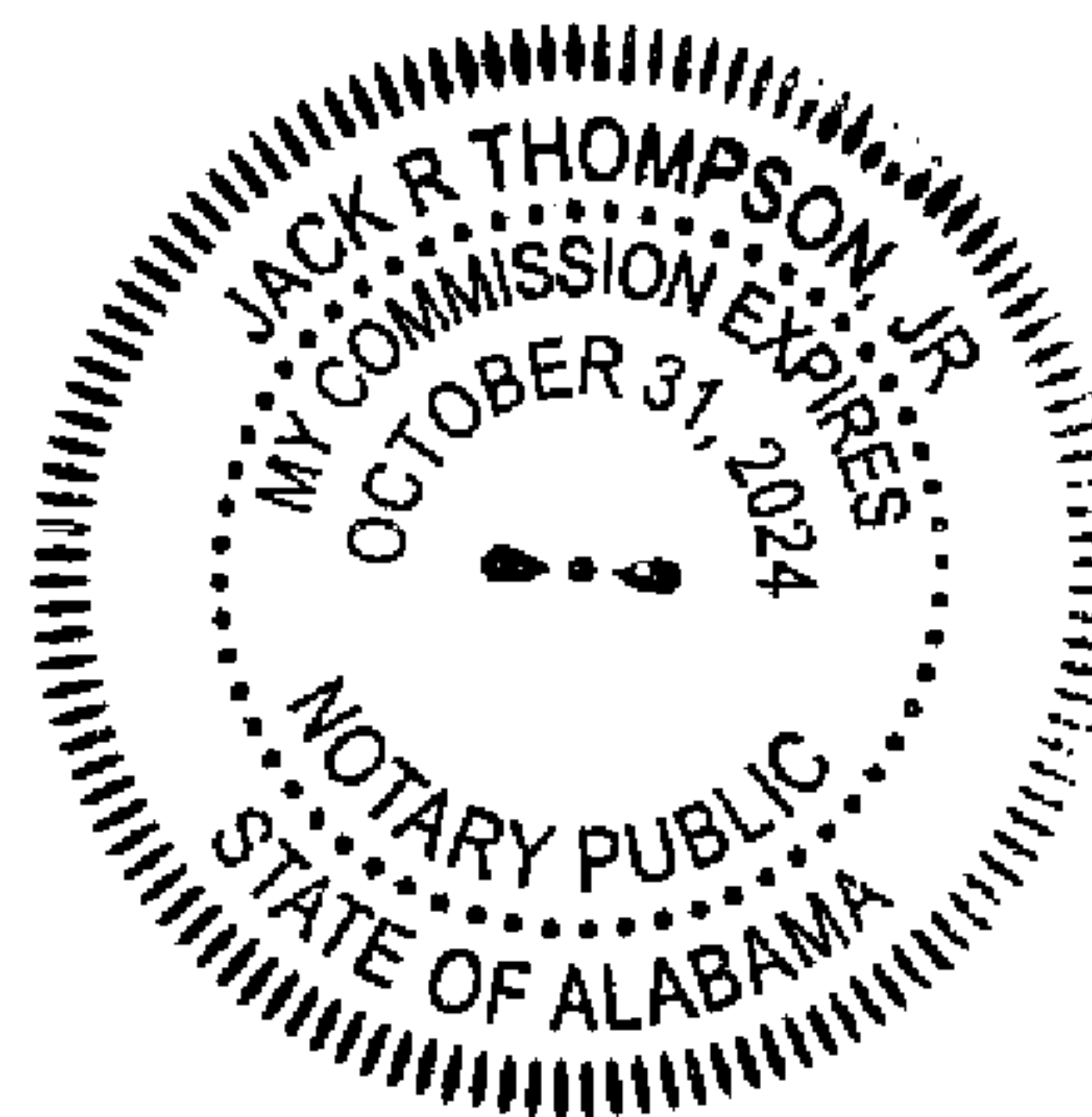
My Commission Expires:

10/31/2024


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 2156



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 01:33:54 PM
\$286.00 CHERRY
20210316000131630

Allen S. Bayl