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Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Michel Van-Minh Le 2432 Osceola Drive Birmingham, AL 35244

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STATE OF ALABAMA)	
)	WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$295,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, JASON E. GRIFFITH and KATHERINE L. BELUE, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, MICHEL VAN-MINH LE (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10, Block 4, according to the Survey of Indian Valley 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$236,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 23rd day of April, 2021.

JASON E. GRIFFITH

KATHERINE L. BELUE

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JASON E. GRIFFITH and KATHERINE L. BELUE, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2021.

NOTARY PUBLIC My 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	JASON E. GRIFFITH and KATHERINE L. BELUE	Grantee's NameMICHEL VAN-MINH LE			
Mailing Address	2432 OSCEOLA DRIVE BIRMINGHAM, AL 35244	Mailing Address 2432 OSCEOLA DRIVE BIRMINGHAM, AL 35244			
Property Address	2432 OSCEOLA DRIVE	Date of Sale April 23, 2021			
	BIRMINGHAM, AL 35244	——————————————————————————————————————			
		Total Purchase Price or	⊖ ⊅ ∠9 ɔ,∪∪.∪∪		
		Actual Value	\$		
		or			
		Assessor's Market Value	e <u>\$</u>		
	e or actual value claimed on this form ca of documentary evidence is not require		g documentary evidence: (check		
Bill of Sale		Appraisal			
Sales Contract		Other			
X Closing State	ment				
If the conveyance of this form is not r	document presented for recordation cor equired.	ntains all of the required info	rmation referenced above, the filing		
	ins	tructions			
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 ar conveyed.	d mailing address - provide the name of	of the person or persons to v	whom interest to property is being		
	the physical address of the property be erty was conveyed.	ing conveyed, if available. [Date of Sale - the date on which		
Total purchase price the instrument offer	e - the total amount paid for the purcha red for record.	se of the property, both rea	I and personal, being conveyed by		
Actual value - if the instrument offered current market value	property is not being sold, the true value for record. This may be evidenced by a le.	ue of the property, both real n appraisal conducted by a	and personal, being conveyed by the licensed appraiser or the assessor's		
valuation, of the pro-	led and the value must be determined, operty as determined by the local official used and the taxpayer will be penalized	al charged with the responsil	bility of valuing property for property		
	of my knowledge and belief that the infethat any false statements claimed on the <u>975</u> § 40-22-1 (h).				
Date April 23, 20	<u>21</u>	Print Malcolm S. McLe	òd		
Unattested		Sign /			
	(verified by)	 	antee/Owner/Agent) circle one		

File 210366



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2021 12:03:45 PM

Shelby County, AL 04/27/2021 12:03:45 PM \$87.00 JOANN 20210427000208520 Form RT-1 Alabama 08/2012 LSS

