

Prepared by:  
Michael David Brymer  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2021-5564

Send Tax Notice to:  
Giau Le and Tina Le  
5595 Surrey Ln  
Birmingham, AL 35242

**LIMITED LIABILITY COMPANY WARRANTY DEED**  
**Jointly for Life with Remainder to Survivor**

State of AL

County of Shelby

} KNOW ALL MEN BY  
THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00) to the undersigned grantor, Eagle's Nest Development, LLC, an Alabama limited liability company (herein referred to as GRANTOR) ), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Giau Le, an unmarried man and Tina Le, an unmarried woman, (herein referred to as GRANTEES) for and during their joint lives 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 , to-wit:

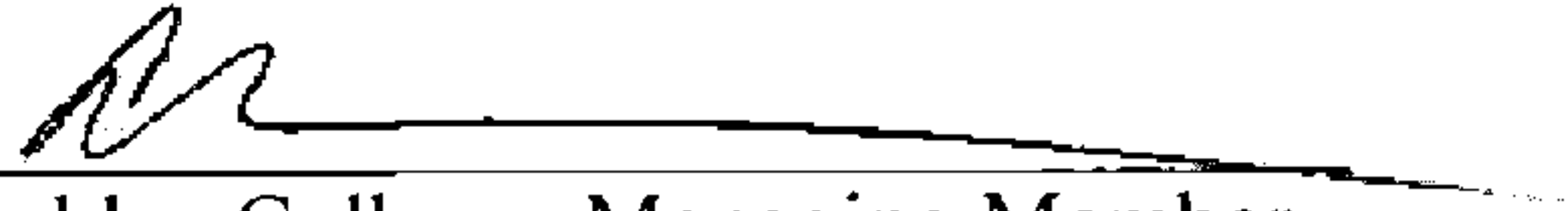
Lot 7, according to the Survey of Eagle Nest, as recorded in Map Book 50, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**TO HAVE AND TO HOLD,** To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said Grantor by Ashley Colburn, as Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June, 2021.

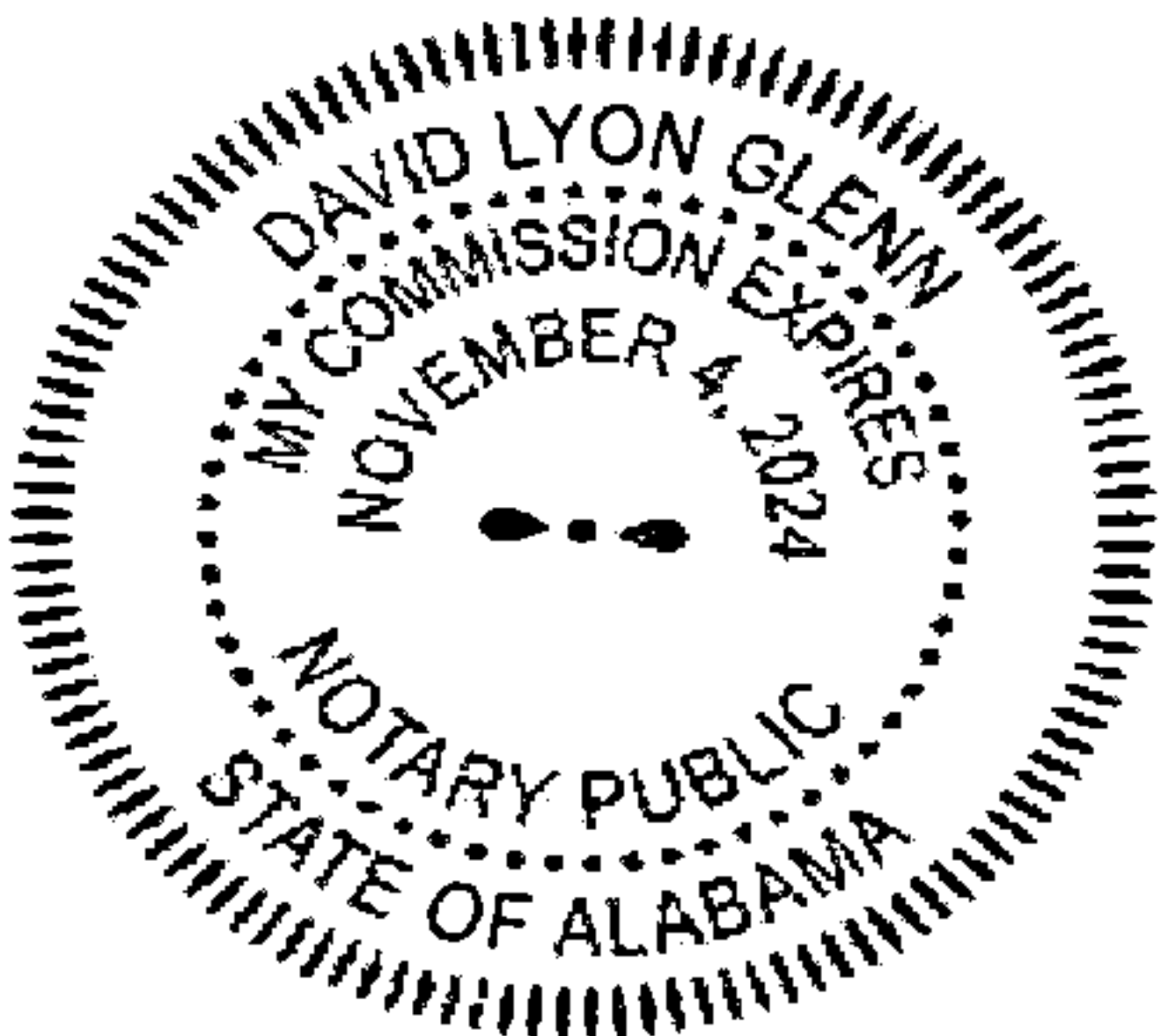
Eagle's Nest Development, LLC, a Limited Liability Company


By:   
Ashley Colburn, Managing Member

State of Alabama  
County of Jefferson

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that, Ashley Colburn, whose name as Managing Member of Eagle's Nest Development, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal this the 1st day of June, 2021.





Notary Public: David Lyon Glenn  
My Commission Expires: November 4, 2024

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Eagle's Nest Development, LLC	Grantee's Name	Giau Le and Tina Le
Mailing Address	8455 Scott Dr Trussville, AL 35173	Mailing Address	5595 Surrey Ln Birmingham, AL 35242
Property Address	8028 Eagle Crest Lane Birmingham, AL 35242	Date of Sale	June 1, 2021
		Total Purchase Price	\$85,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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	Other:
<input checked="" type="checkbox"/> Sales Contract		
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).

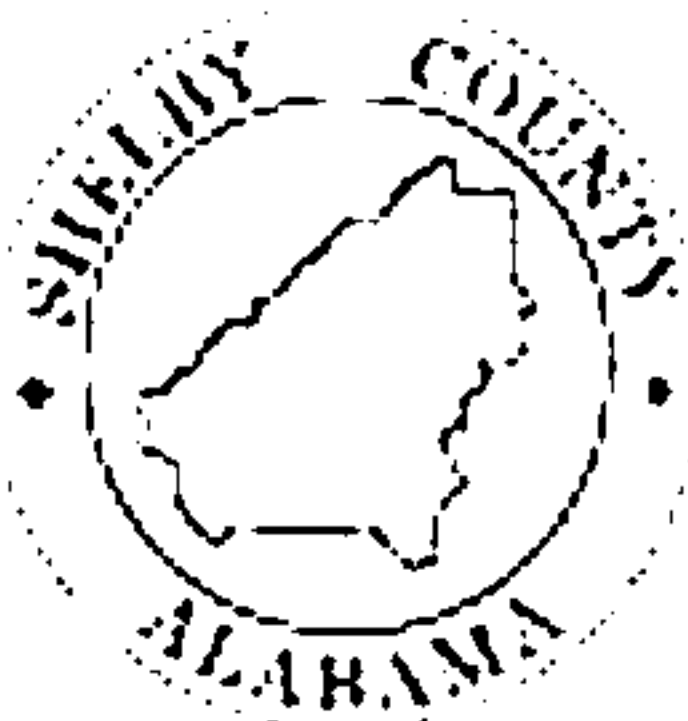
Name: Eagle's Nest Development, LLC Date: 1st day of June, 2021

Eagle's Nest Development, LLC, a Limited Liability Company

By: Ashley Colburn, Managing Member

G. R. Amat (Verified)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2021 09:54:49 AM  
\$110.00 BRITTANI  
20210603000271350

Allen S. Bayl