

THIS DEED WAS PREPARED WITHOUT
TITLE EXAMINATION OR LEGAL
OPINION AND THE LEGAL
DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE
GRANTOR HEREIN.

Grantor:

Sandy D. Nguyen
Lam Nguyen
166 Bonnie Blue Lane
Columbiana, Alabama 35051

Van T. Nguyen
1125 Springhill Lane
Birmingham, Alabama 35242

Send Tax Notice To Grantee At:

Sandy D. Nguyen
Tam Dang Nguyen
166 Bonnie Blue Lane
Columbiana, Alabama 35051

Property Address:

166 Bonnie Blue Lane
Columbiana, Alabama 35051

Source of Title: Instrument Number:

20150616000200420
2014030700063120
220070627000300570

Shelby County, Alabama Tax Assessor Parcel ID#

15 2 10 0 000 002.014

This instrument was prepared by:

Andrew Laplante
1604 Third Avenue North
Bessemer, AL 35020

STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of Five Hundred Dollars and other good and valuable consideration and to clear title to the property herein after described to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sandy D. Nguyen** and husband, **Lam Nguyen** and **Van T. Nguyen**, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sandy D. Nguyen**, a married woman and **Tam Dang Nguyen**, a single man (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Tara Subdivision,

Section One, as Recorded in Map Book 24, page 72 A & B
in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Mineral and Mining Rights excepted.

Together with the non-exclusive use of a 50 foot
easement for ingress, egress and utilities, according
to a survey recorded in Map Book 24, page 72 A & B in
the Probate Office of Shelby County, Alabama.

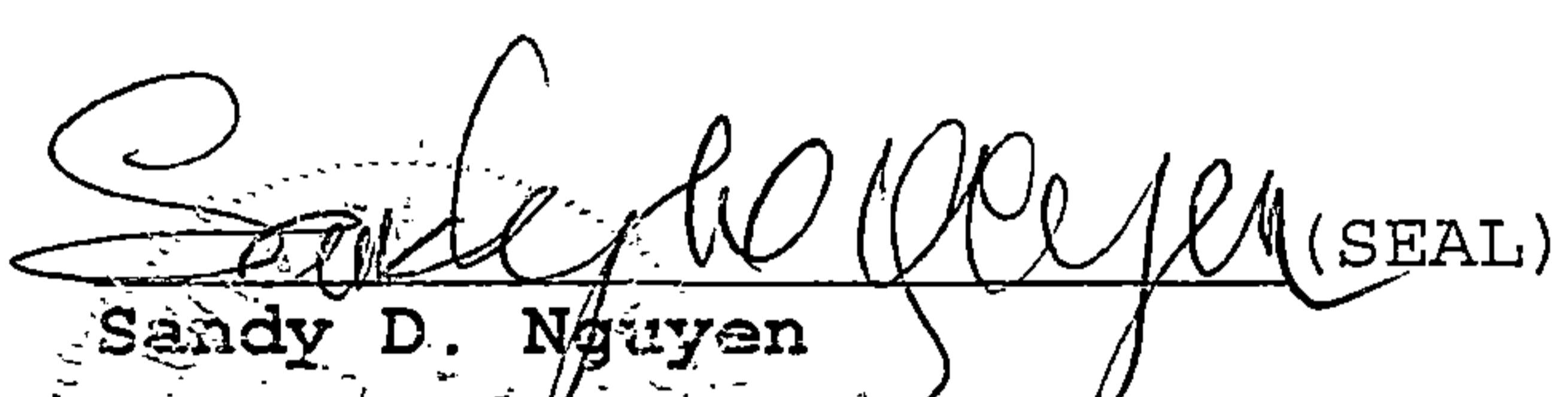
Subject to taxes for the current year and subsequent years
and easements, restrictions and covenants of record.

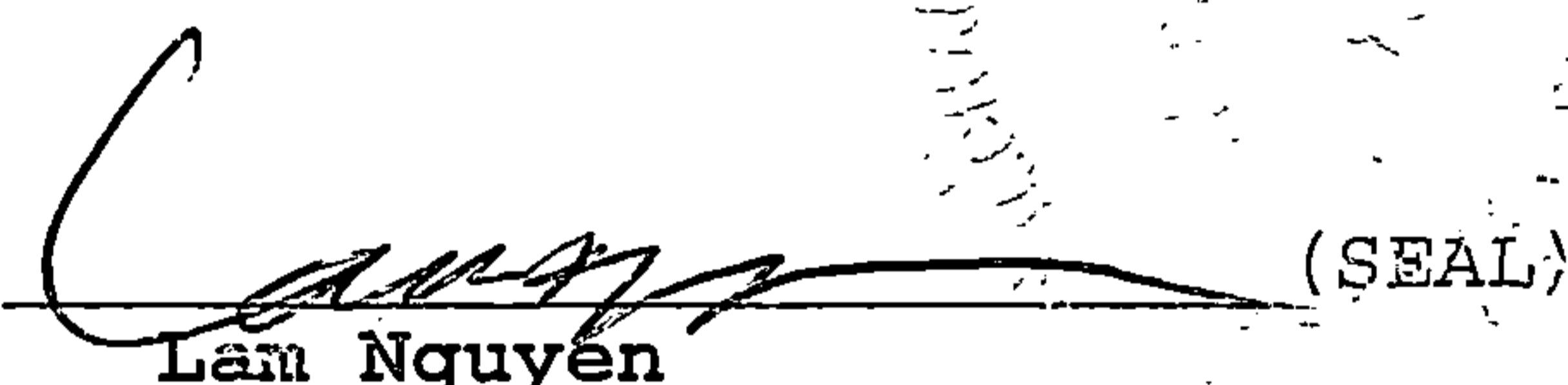
The property herein conveyed is not the homestead or
home place of the grantor, **Van T. Nguyen**, or her
spouse.

Van Nguyen is one and the same person as Van T. Nguyen.

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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals
this 21 day of June, 2021.


(SEAL)
Sandy D. Nguyen


(SEAL)
Lam Nguyen

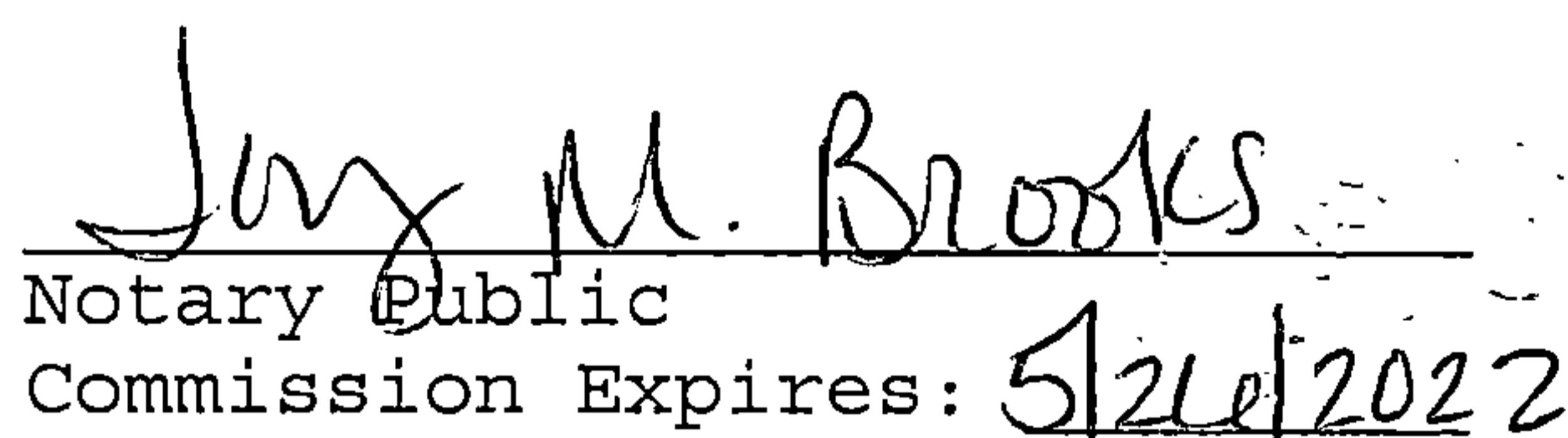

(SEAL)
Van T. Nguyen

County/City of Jefferson
Commonwealth/State of AL
I certify this to be a complete, full, true and
exact reproduction of the original document
Certified this 2 day of June 2021

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said County,
in said State, hereby certify that **Sandy D. Nguyen**, 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, she executed the same voluntarily on
the day the same bears date.

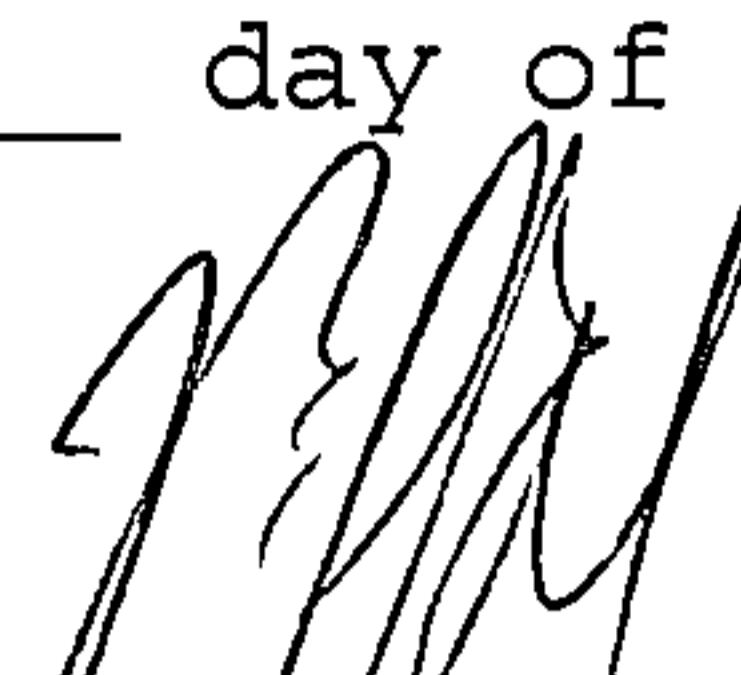
Given under my hand and seal this 9th day of June, 2021.


Notary Public
Commission Expires: 5/21/2022

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Lam Nguyen, 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.

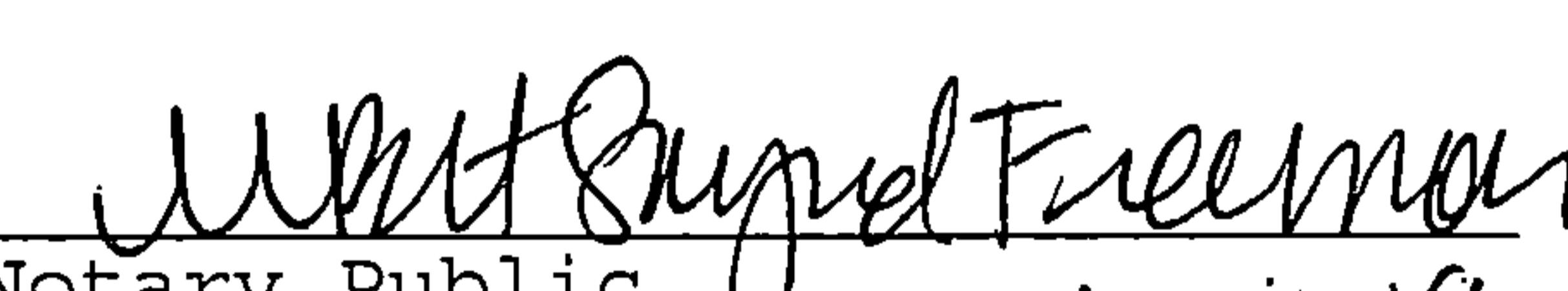
Given under my hand and seal this 21 day of
June, 2021.

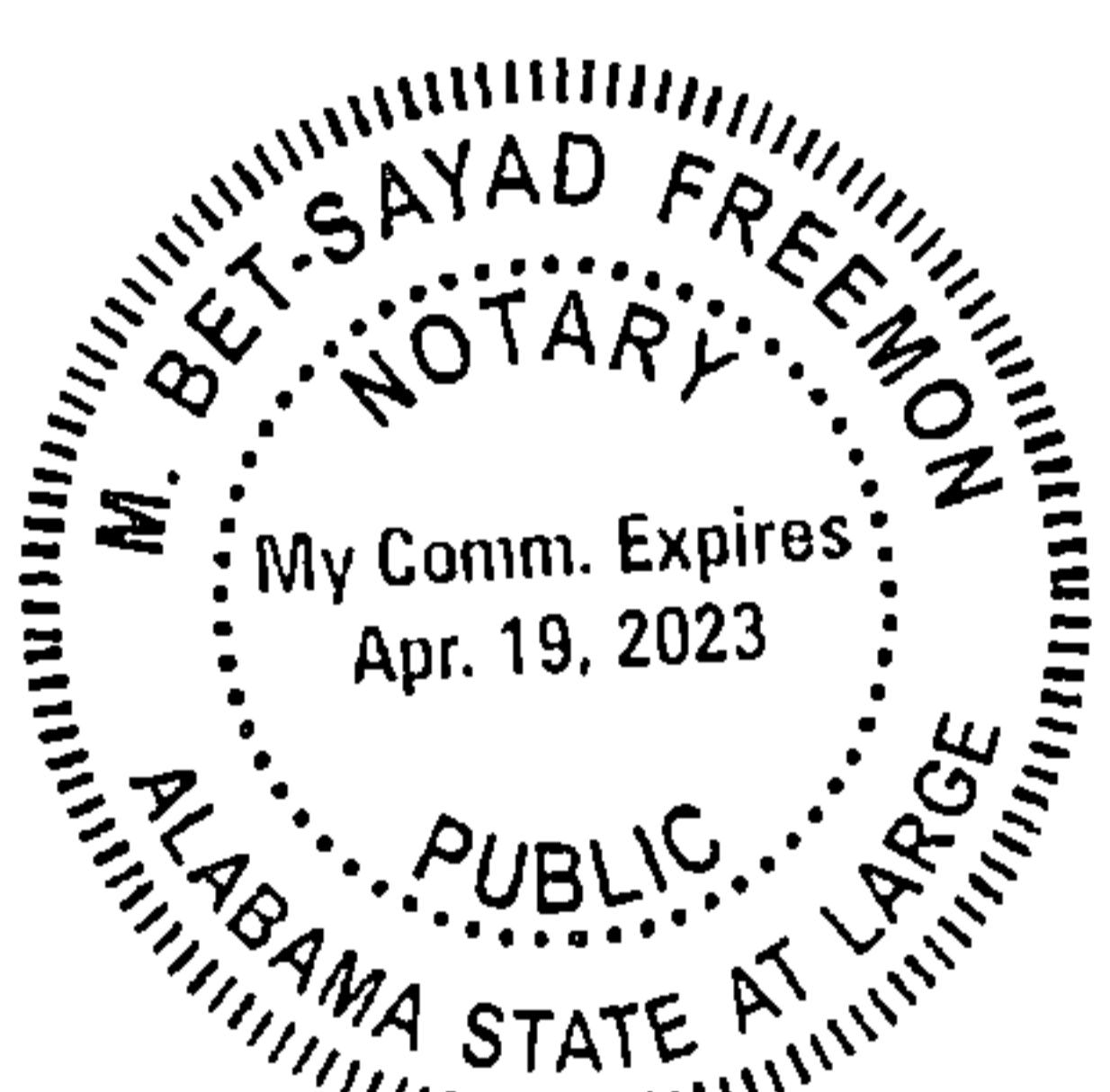

Notary Public
Commission Expires: 7/17/2021

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Van T. Nguyen, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of
June, 2021.


Notary Public
Commission Expires: April 19, 2023



Real Estate Sales Validation Form

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

Grantor's Name Sandy & Lam Nguyen
Mailing Address Van T. Nguyen
1616 Bonnie Blue Lane
Columbiana, AL 35051

Grantee's Name Sandy Nguyen
Mailing Address Tam Dan Nguyen
1616 Bonnie Blue LN.
Columbiana, AL 35051

Property Address 1616 Bonnie Blue
Lane
Columbiana, AL
35051

Date of Sale 6-9-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 499,900.00

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
 Sales Contract
 Closing Statement

Appraisal
 Other Deed

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 _____

Print Sandy D. Nguyen

Unattested _____

Sign Sandy D. Nguyen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one