



20210727000361940 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
07/27/2021 10:05:33 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument Was Prepared By:

Vu T. Huynh
Attorney At Law
Vu Law Firm, LLC
Without Opinion
1929 Third Avenue North, Suite 200
Birmingham, AL 35203

SEND TAX NOTICE TO:
SANG THI LE
6562 SPRING STREET
TRUSSVILLE, ALABAMA 35173

STATUTORY WARRANTY DEED
Joint Tenancy with Right of Survivorship

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **TEN AND 00/100 DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **GIAU LE, an unmarried man and TINA LE, an unmarried woman**, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **BRIAN VAN NGUYEN, a divorced man and SANG THI LE, a widow**, (herein referred to as Grantees, whether one or more) as joint tenants with the right of survivorship, 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.

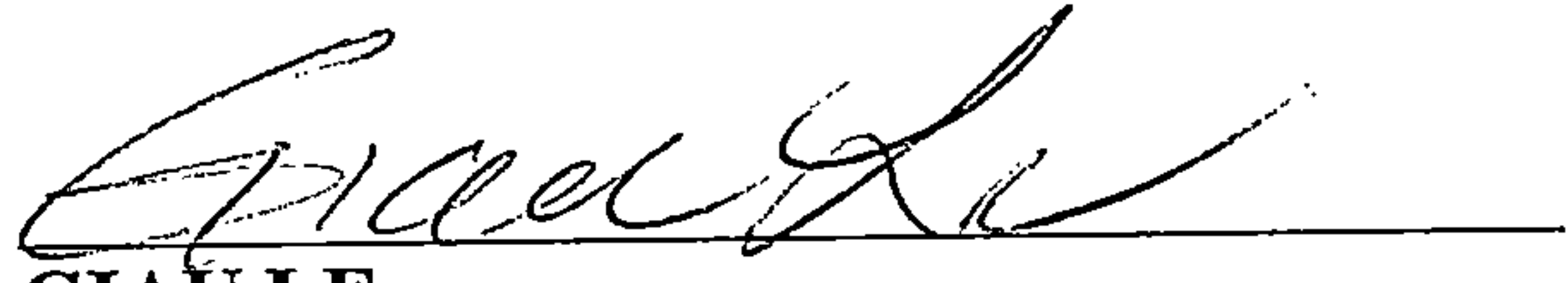
1. This conveyance is subject to real estate taxes and assessments for the year 2021 and subsequent years.
2. This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.
3. Subject property has parcel number: 09 3 07 0 012 007.000.
4. Subject property is located in Shelby County, Alabama.
5. Preparer makes no warranty as to correctness of description or ownership of the premises.
6. Title was not examined by the preparer of this deed. No survey was provided. No tax advice was given.
7. Legal description provided by Grantors.

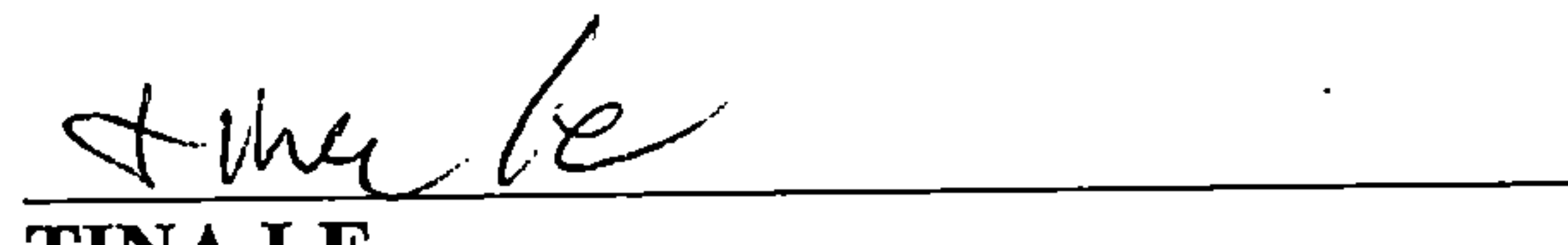
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein surviving the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 12TH day of JULY, 2021.


GIAU LE
Grantor

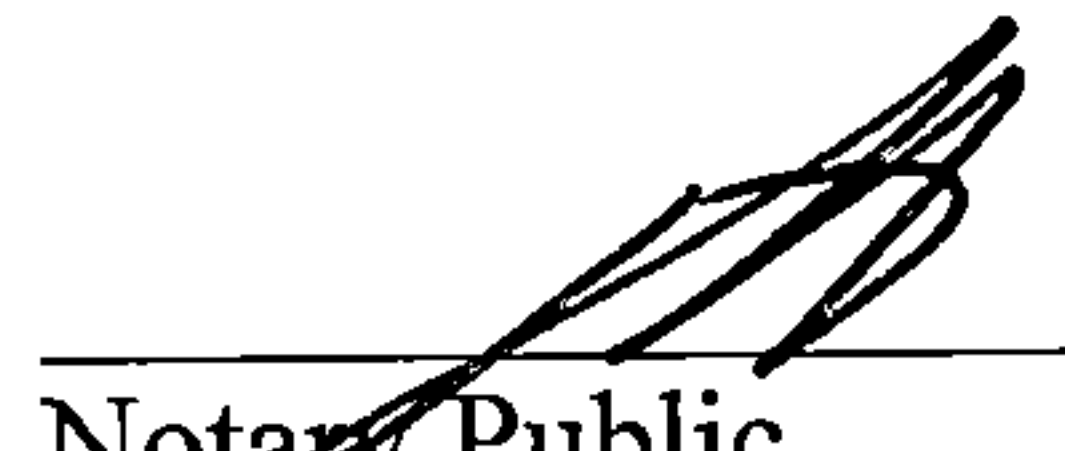

TINA LE
Grantor

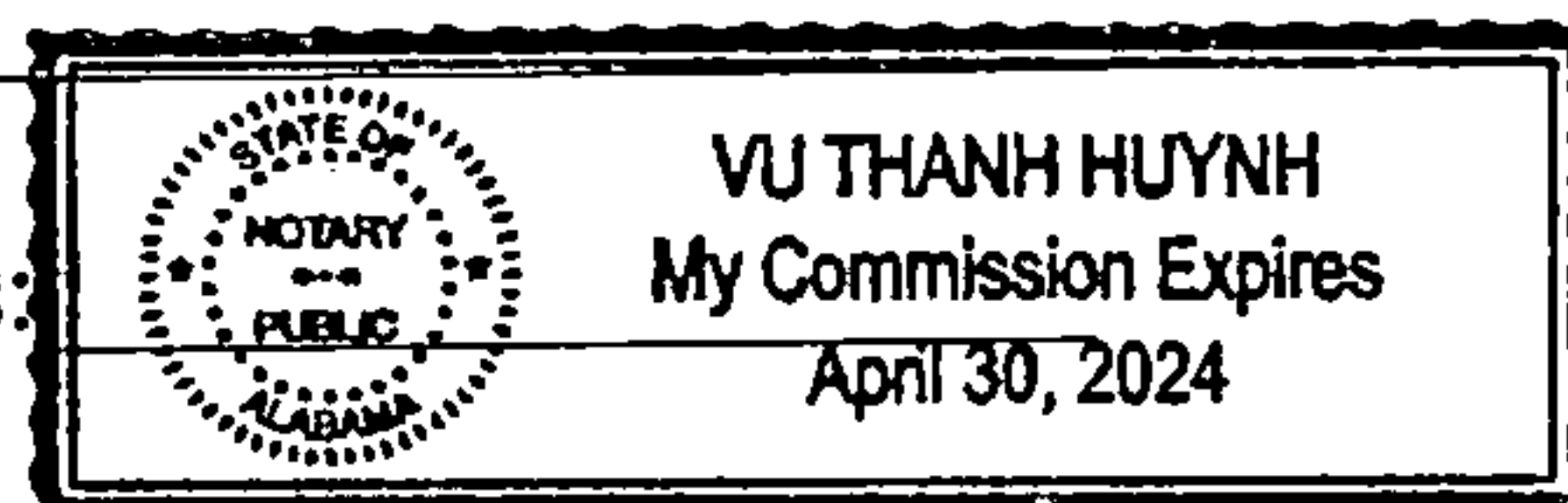
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GIAU LE, an unmarried man and TINA LE, an unmarried woman**, whose name as Grantors, 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 or she as such person or persons and with full authority, executed the same voluntarily for and as the act of said Grantors.

Given under my hand this the 12TH day of JULY, 2021.


Notary Public
My commission expires:



Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name GIAU LE & TINA LE
Mailing Address 5595 SURREY LANE
BIRMINGHAM, AL
35242

Grantee's Name BRIAN VAN NGUYEN
Mailing Address SANG THI LE
6562 SPRING STREET
TRUSSVILLE, ALABAMA 35173

Property Address 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.

Date of Sale 07/08/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$85,000.00

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

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 07/08/2021

Print BRIAN VAN NGUYEN & SANG THIE

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1