20210909000439920 1/3 $412.50
Shelby Cnty Judge of Probate, AL
09/09/2021 11:51:55 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:
VO VAN HA
3053 VALLEY RIDGE ROAD
HOOVER, ALABAMA 35242

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 Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **THAO VAN HA, a married man,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **VO VAN HA and BE THI HUYNH, husband and wife,** (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 28, according to the Survey of Final Plat of the Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A&B, in the Probate Office 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. Property address: 3053 Valley Ridge Road, Hoover, AL 35242.

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 Grantor.

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 survives 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)

Shelby County, AL 09/09/2021
State of Alabama
Deed Tax:$384.50

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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 9th day of September, 2021.

THAO VAN HA
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 **THAO VAN HA, a married man,** whose name as Grantor, 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 Grantor.

Given under my hand this the 9th day of September, 2021.

Notary Public
My commission expires:

STATE OF ALABAMA NOTARY PUBLIC
VU THANH HUYNH
My Commission Expires
April 30, 2024

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Real Estate Sales Validation Form

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

Grantor's Name THAO VAN HA
Mailing Address 4070 HIGHLAND RIDGE RD.
BIRMINGHAM, AL
35242

Grantee's Name VO VAN HA
Mailing Address 3053 VALLEY RIDGE RD
HOOVER, AL
35242

Property Address 3053 VALLEY RIDGE RD.
HOOVER, AL
35242

Date of Sale _____
Total Purchase Price $ _____
or
Actual Value $ _____
or
Assessor's Market Value $ 384,200.00

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 9/9/2021 Print VO VAN HA

____ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1