



20210909000439940 1/3 \$296.50
Shelby Cnty Judge of Probate, AL
09/09/2021 11:56:32 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:

GIAU LE
5591 & 5593 SURREY LANE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

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, **GIAU LE, an unmarried man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GIAU LE, an unmarried man, BRIAN VAN NGUYEN, a divorced man and SANG THI LE, a widow**, (herein referred to as Grantees, whether one or more) as joint tenants in common, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of above said $\frac{1}{4}$ - $\frac{1}{4}$, thence North 02 deg. 33 min. 20 sec. West and along the $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 668.86 feet; thence North 89 deg. 46 min. 03 sec. East a distance of 685.32 feet to the Point of Beginning, thence continue along the last described course, a distance of 136.89 feet; thence South 56 deg. 48 min. 12 sec. East, a distance of 94.25 feet; thence South 24 deg. 59 min. 18 sec. West, a distance of 212.50 feet; thence South 00 deg. 13 min. 56 sec. East, a distance of 25.00 feet; thence South 89 deg. 46 min. 03 sec. West, a distance of 75 feet to a point, said point being the beginning of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90 deg. 00 min. 20 sec. and subtended by a chord which bears North 44 deg. 46 min. 05 sec. East, and a chord distance of 35.36 feet, thence along the arc of said curve, a distance of 39.27 feet to a point, said point being the beginning of a compound curve to the right, having a radius of 50 feet, a central angle of 62 deg. 53 min. 16 sec., and subtended by a chord which bears North 31 deg. 12 min. 41 sec. West and a chord distance of 52.17 feet; thence along the arc of said curve, a distance of 54.88 feet; thence North 27 deg. 20 min. 32 sec. West a distance of 224.30 feet to the point of beginning; being situated in Shelby County, Alabama.

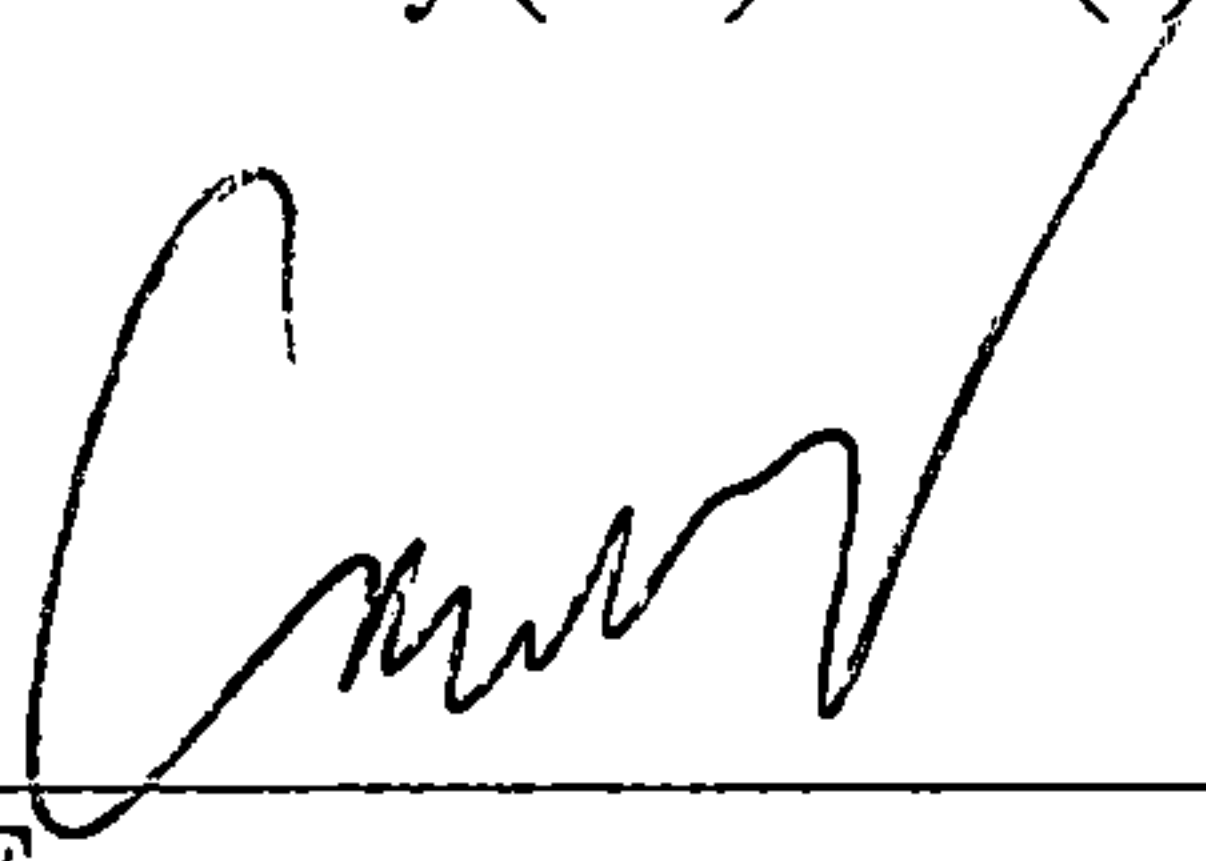
1. This conveyance is subject to real estate taxes and assessments for the year 2021 and subsequent years.
2. This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.
3. Subject property is located in Shelby County, Alabama.
4. Property address: 5591 & 5593 Surrey Lane, Birmingham, AL 35242.
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 Grantees.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully sized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or 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 30th day of August, 2021.



GIAU LE
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

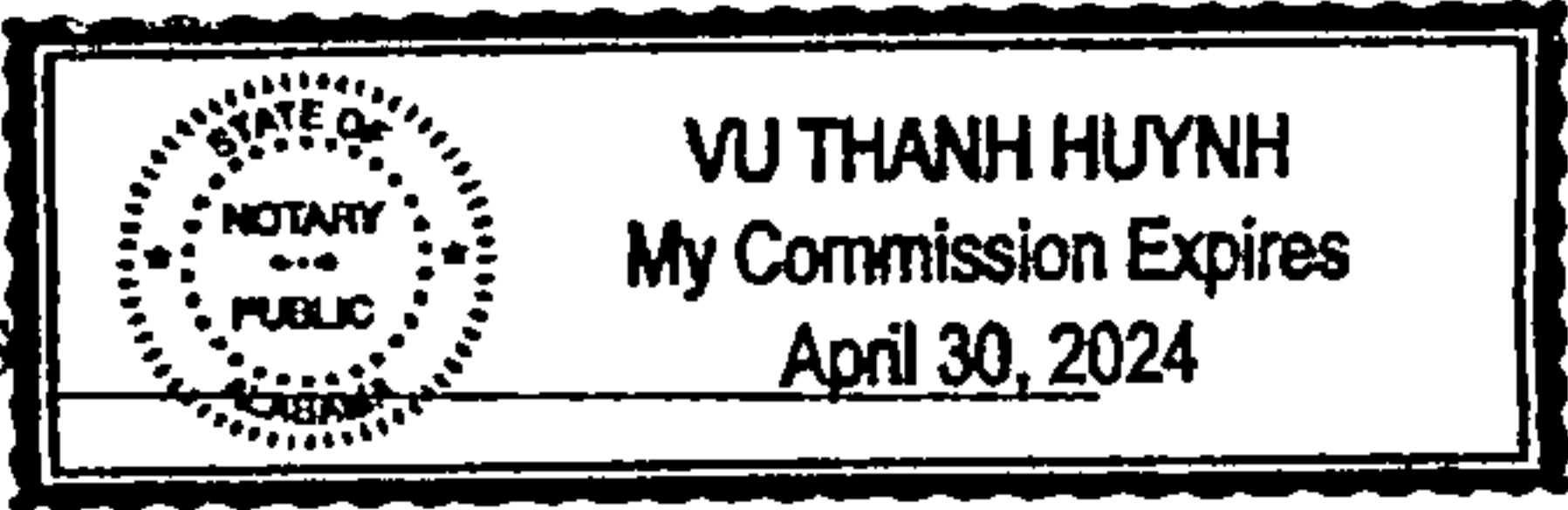
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GIAU LE, an unmarried man**, 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 30th day of August, 2021.



Notary Public
My commission expires





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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 GEAU LE
Mailing Address 5595 SURREY LANE
BIRMINGHAM, AL
35242

Grantee's Name BRIAN VAN NGUYEN
Mailing Address 5591 AND 5593
SURREY LANE
BIRMINGHAM, AL
35242

Property Address 5591 AND 5593
SURREY LANE
BIRMINGHAM, AL
35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 267,230.00

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 8/30/2021

Print BRIAN VAN NGUYEN

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1