This instrument prepared by:

Michael Galloway 300 Office Park Drive, Suite 310 Birmingham, AL 35223 SEND TAX NOTICE TO: Thuc Duy Nguyen and To Anh Pham 5062 Melrose Way Birmingham, AL 35226

	WARRANTY DEED	20210921000459700
STATE OF ALABAMA)	09/21/2021 11:27:05 AM
		DEEDS 1/3
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars (\$145,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Travis R. Rainey and Jennifer Rainey, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thuc Duy Nguyen and To Anh Pham (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 21, according to the Survey of Willow Point Phase 2, as recorded in Map Book 22, Page 41, in the Probate of the Shelby County Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$108,750.00 executed and recorded simultaneously herewith.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: CT-21-01452

20210921000459700 09/21/2021 11:27:05 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned have hereunto set	our hands and seals on September 20,					
2021. / / / / / / / / / / / / / / / / / / /						
Travis R. Rainey						
Temper Raying by Tacks R. Raying, her At	town in Fact					
Jennifer/Rainey by Travis R. Rainey, his Attorney in Fact						
STATE OF ALABAMA COUNTY OF JEFFERSON						
I, the undersigned, a Notary Public in and for said County, in	said State, hereby certify that Travis R.					
Rainey whose name(s) is(are) signed to the foregoing conve	yance, and who is(are) known to me,					
executed the same voluntarily on the day that, being informed of the	Contents of the conveyance hershorting					
Given under my hand and official seal on this 20° day of 5°	eftember, 20 <u>7</u> 1.					
	WINNIN WASON WALL					
Notary Public						
My commission expires: My Commission Expires: July 24, 2023	E A					
	$= S_{1} \cdot A_{B} \cdot B_{1} \cdot B_{2} \cdot B_{3} \cdot B_$					
STATE OF ALABAMA COUNTY OF JEFFERSON	TO THE TANK OF THE PARTY OF THE					
COUNTY OF JEFFERSON I, the undersigned, a Notary Public in and for said County, in s	said State hereby certify that Travis R.					
Rainey whose name as Attorney in Fact for Jennifer Rainey is s	signed to the foregoing conveyance and					
who is known to me, acknowledged before me on this day, tha conveyance he/she executed the same voluntarily and in his/her						
Ithe same hears date						
Given under my hand and official seal on <u>lott</u> day of <u>Sept</u>	<u>ente</u> , 20 <u>21</u> .					
Notary Public	WINDANSON WALL					
My commission expires: My Commission Expires:	EX. NOTAR SE					
July 24, 2023						
	BLIC: ASS					
	TINOF ALABAMINI					
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FILE NO.: CT-21-01452

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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	's Name Travis R. Rainey and Jennifer Grantee's E Rainey		Thuc Duy Nguyen and To Anh Pham		
Mailing Address	2515 Elizabeth Drive Pelham, AL 35124	<u> </u>		lelrose Way gham, AL 35226	
Property Address	218 Willow Point Circle Alabaster, AL 35007	Date of Sale Total Purchase Pro	ice	September 20, 2021 \$145,000.00	
		Actual Value		\$	
or				•	
		Assessor's Market Value		\$	
	e or actual value claimed on this form ordation of documentary evidence is no		the fol	lowing documentary evidence:	
Bill of Sale		Appraisal			
Sales Contract		Other:			
X Closing State	ment				
If the conveyance	document presented for recordation of	contains all of the r	equired	information referenced above,	

the filing of this form is not required.

Instructions

Grantor's name - Travis R. Rainey and Jennifer Rainey

Grantee's name - Thuc Duy Nguyen and To Anh Pham

Property address - 218 Willow Point Circle, Alabaster, AL 35007

Date of Sale - September 20, 2021.

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 with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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: September 20, 2021

Agent

Z. Co.

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 09/21/2021 11:27:05 AM **\$64.50 CHARITY** 20210921000459700

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CT-21-01452