

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Bobby J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Hanh H. Huynh & Thu M. Nguyen
1691 Oak Park Lane
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY *

That in consideration of **Four Hundred Thirty Thousand and 00/100 (\$430,000.00) Dollars** and other good and valuable consideration paid to the undersigned Grantors, **Richard Lawley and wife, Cheryl Lawley** (herein referred to as Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto **Hanh H. Huynh, Thu M. Nguyen, Minh H. Huynh & Cat Lee**, as joint tenants, with right of survivorship, (herein referred to as Grantees, whether one or more), the following described real estate situated in **Shelby County Alabama**, to-wit:

Lot 15, according to the Survey of The Woodlands Sector 1
as recorded in Map Book 27, Page 63, in the Probate Office of
Shelby County, Alabama.

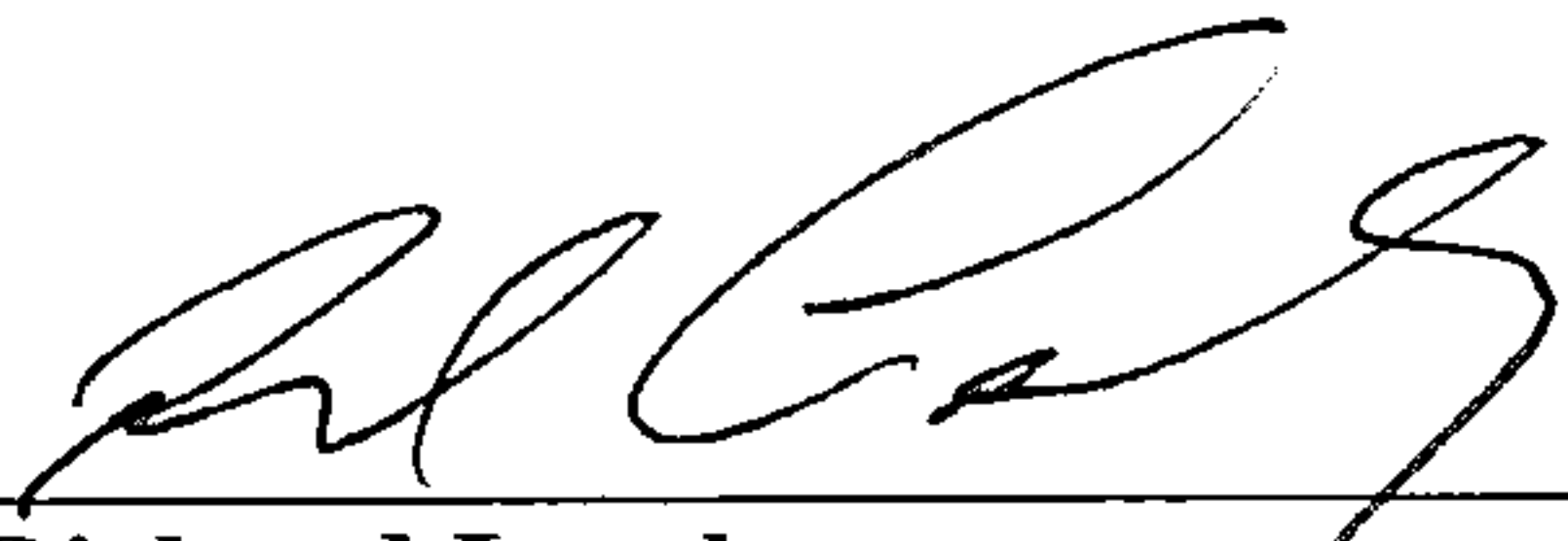
Property Address: 1691 Oak Park Lane, Helena, AL 35080

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.


TO HAVE AND TO HOLD, Unto 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 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 grantees herein shall take as tenants in common.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 9th day of March, 2022.



Richard Lawley



Cheryl Lawley

STATE OF ALABAMA*
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Lawley and wife, Cheryl Lawley**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

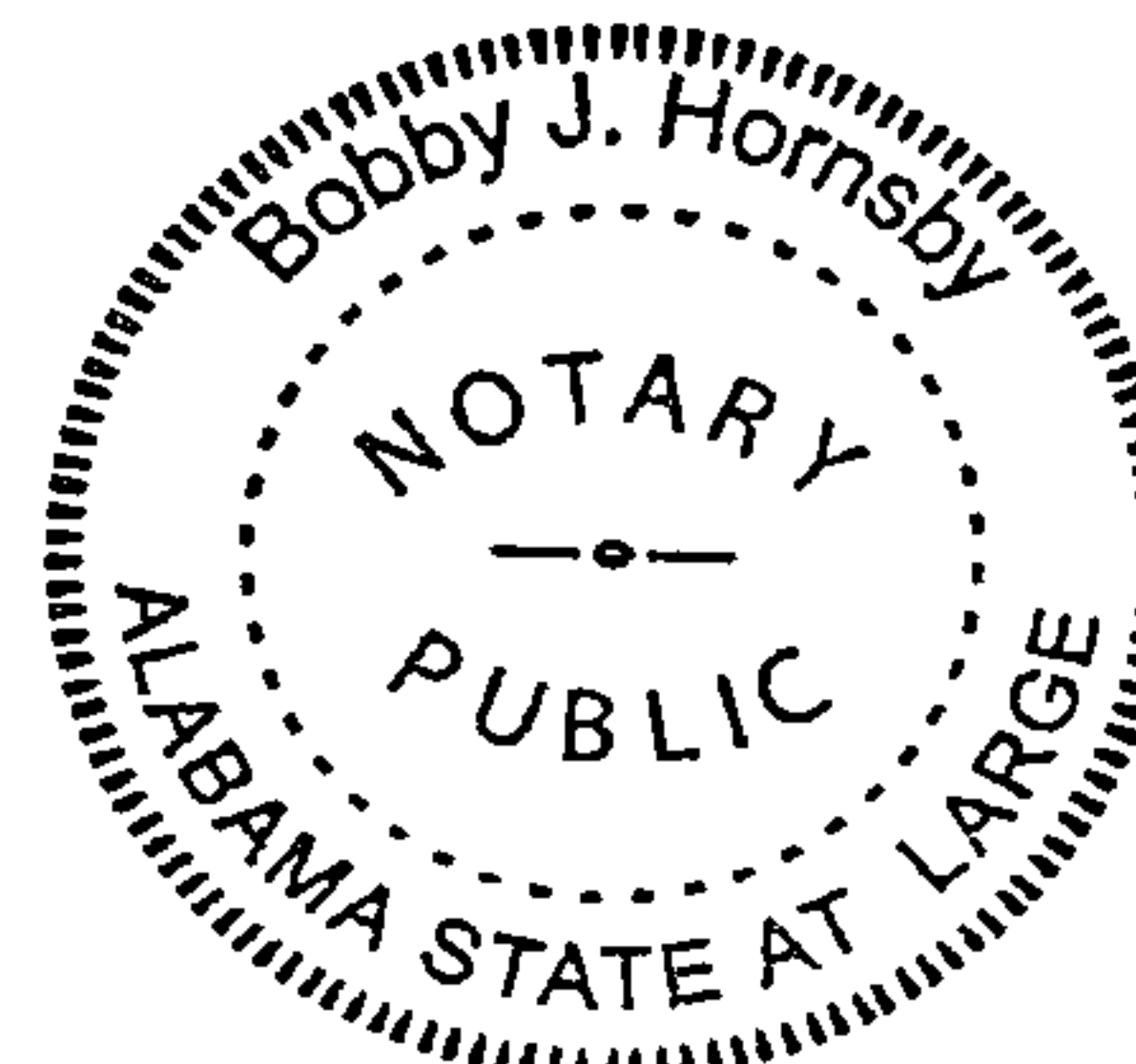
Given under my hand and official seal, this 9th day of March, 2022.

My Commission Expires:

11-14-25



Notary Public





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/09/2022 11:47:52 AM
 \$460.00 JOANN
 20220309000098410

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Richard & Cheryl Lawley
 Mailing Address 1691 Oak Park Lane
Helena, AL 35080

Grantee's Name Hanh H. Huynh, Thu M. Nguyen,
 Mailing Address Minh H. Huynh, and Cat Lee
1691 Oak Park Lane
Helena, AL 35080

Property Address 1691 Oak Park Lane
Helena, AL 35080

Date of Sale 3/9/2022

Total Purchase Price \$ 430,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

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 3/9/22

Print

Hornsby & Hornsby

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1