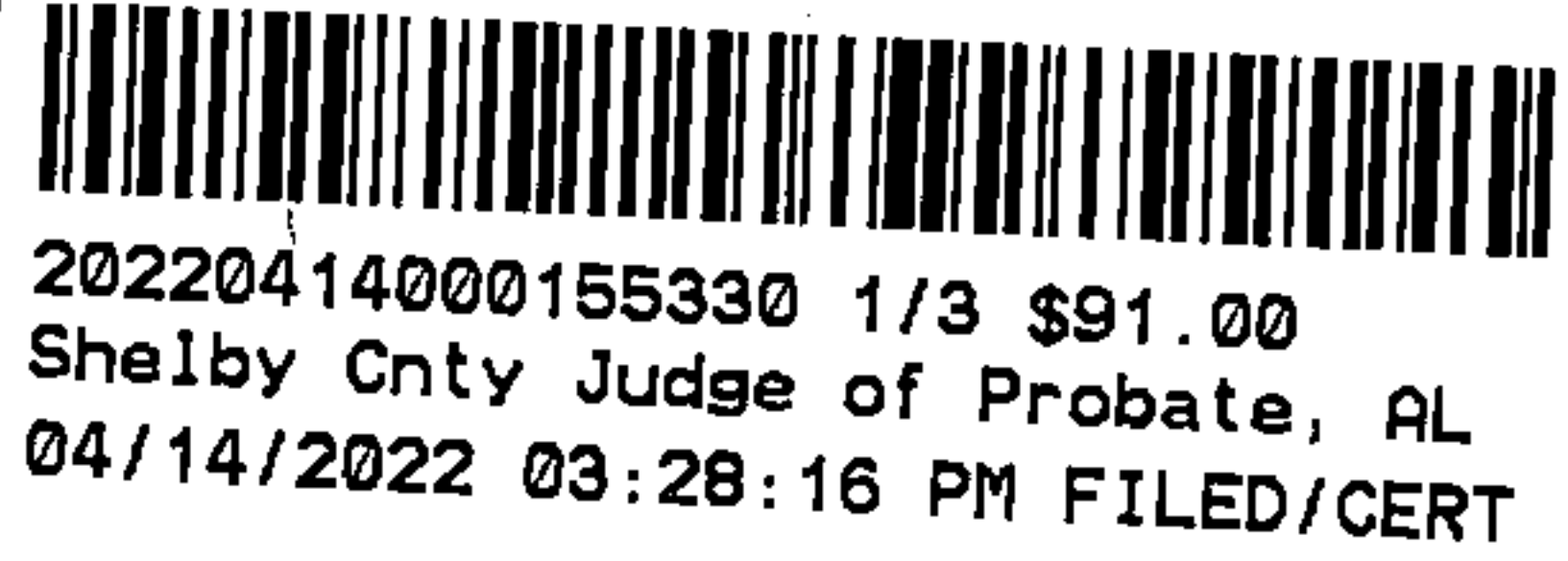


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Phuoc Dinh Hoang and Trang L. Huynh
2604 Valleydale Road
Hoover, AL 35244



STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Three Thousand Four Hundred and 00/100 (\$303,400.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James C. Minor, a single man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Phuoc Dinh Hoang and Trang L. Huynh**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

- 1) Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Less and except any part of subject property lying within any road right-of-way.
- 4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

\$240,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of April, 2022.

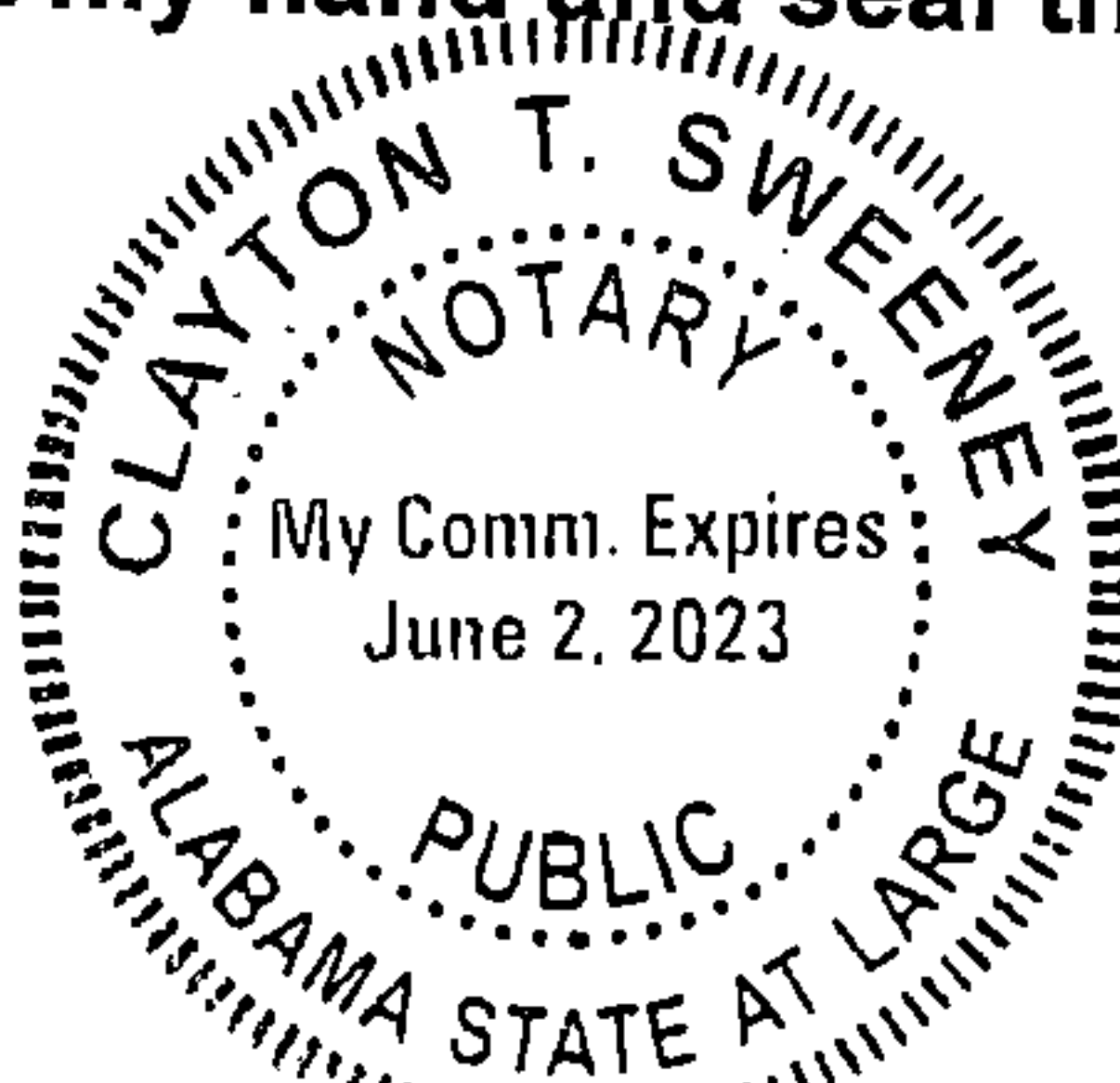

James C. Minor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James C. Minor, a single man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of April, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Shelby County, AL 04/14/2022
State of Alabama
Deed Tax: \$63.00

EXHIBIT "A"
Legal Description



20220414000155330 2/3 \$91.00
Shelby Cnty Judge of Probate, AL
04/14/2022 03:28:16 PM FILED/CERT

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northeasterly along the NE $\frac{1}{4}$ of the NE – SW diagonal line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 347.72 feet; thence turn right 45 degrees 57 minutes and run East a distance of 70.52 feet to the point of beginning; thence continue along the last described course a distance of 579.92 feet to the intersection with the Northerly right of way line of Valleydale Road; thence turn right 146 degrees 55 minutes and run Southwesterly along said right of way line a distance of 227.36 feet; thence turn left 4 degrees 10 minutes and continue Southwesterly along said right of way line a distance of 202.52 feet; thence turn right 84 degrees 35 minutes and run Northwesterly a distance of 336.59 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name James C. Minor

Grantee's Name Phuoc Dinh Hoang and
Trang L. Huynh

Mailing Address 5209 Overlook Circle
Birmingham, AL 35244

Mailing Address 2604 Valleydale Road
Hoover, AL 35242

Property Address 2604 Valleydale Road
Hoover, AL 35242

Date of Sale April 11, 2022



20220414000155330 3/3 \$91.00
Shelby Cnty Judge of Probate, AL
04/14/2022 03:28:16 PM FILED/CERT

Total Purchase Price \$ 303,400.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other – property tax redemption

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 _____

Print James C. Minor

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one