

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

SEND TAX NOTICE TO:
Hung V. Troung and Thi Tran
1401 Scout Trace
Hoover, Alabama 35244

20220527000215040
05/27/2022 08:16:19 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Ten Thousand dollars & no cents (\$110,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Estate of George Wallace Simpson, III aka G.W.S. Simpson III aka Skip Simpson aka G.W.S. (Skip) Simpson, deceased, Case No. PR-2022-000015, in the Probate Court of Shelby County, Alabama and Patricia Swanson Simpson, an unmarried woman

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Hung V. Truong and Thi Tran

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 10 AND NORTH 20 FEET OF LOT 11 IN BLOCK 2, AND LOT 10 AND NORTH 20 FEET OF LOT 11, EXTENDING EAST BOUNDARY OF LOT 10 AND NORTH 20 FEET OF LOT 11, 100 FEET, BEGINNING 180 FEET FROM PRESENT MONTGOMERY HIGHWAY RIGHT OF WAY AS SHOWN BY A.J. GRAFENKAMP SURVEY OF BUCK CREEK COTTON MILLS SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 9 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA;

LOT 10 AND NORTH 20 FEET OF LOT 11 IN BLOCK 2, AND LOT 10 AND NORTH 20 FEET OF LOT 11 TO EXTEND EAST 180 FEET FROM PRESENT MONTGOMERY HIGHWAY RIGHT OF WAY AS SHOWN BY A.J. GRAFENKAMP SURVEY OF BUCK CREEK COTTON MILLS SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 9 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING IN THE E 1/2 OF NE 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 3, Page 9.

The right of interested parties to file claims against the Estate of George Wallace Simpson, III aka G.W.S. Simpson III aka Skip Simpson aka G.W.S. (Skip) Simpson, deceased, Case No. PR-2022-000015, in the Probate Court of Shelby County, Alabama, deceased, for a period of 6 months from date of Letters of Testamentary issuance. Said date being: 7/26/2022.

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 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) 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2205036

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), May ²³ 24, 2022.

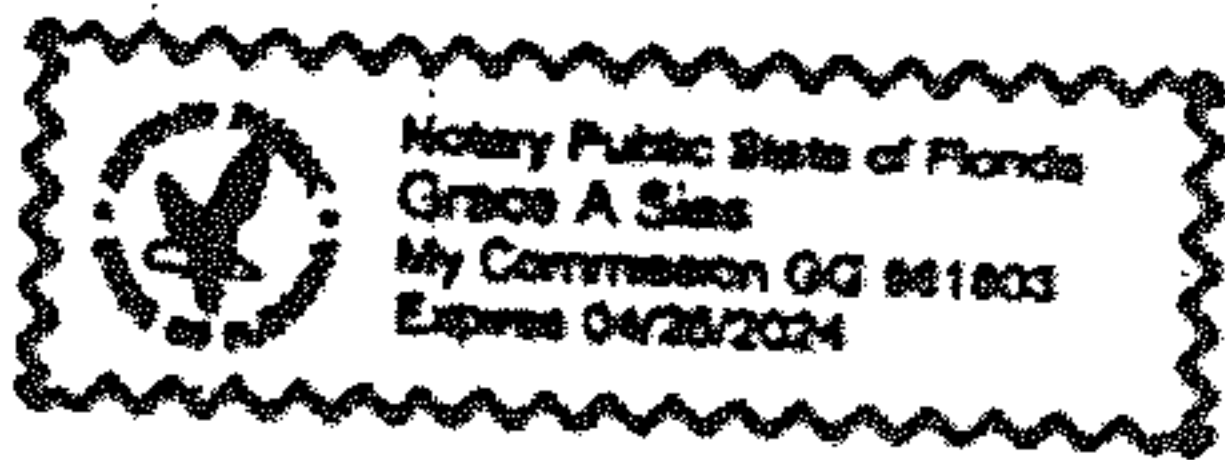
Patricia Swanson Simpson (Seal)
Estate of George Wallace Simpson, III aka G.W.S. Simpson P.R.
III aka Skip Simpson aka G.W.S. (Skip) Simpson, deceased,
Case
Patricia Swanson Simpson (Seal)
Patricia Swanson Simpson

STATE OF ALABAMA ⁴⁵ Florida
Missia
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Estate of George Wallace Simpson, III aka G.W.S. Simpson III aka Skip Simpson aka G.W.S. (Skip) Simpson, deceased, Case No. PR-2022-000015, in the Probate Court of Shelby County, Alabama and Patricia Swanson Simpson, an unmarried woman , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{23rd} 24th day of May, 2022



[Signature]
Notary Public.

(Seal)
My Commission Expires: 4-26-24

Real Estate Sales Validation Form***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Estate of George Wallace Simpson, III Grantee's Name Hung V. Truong and Thi Tran
 aka G.W.S. Simpson III aka Skip Simpson aka G.W.S.
 (Skip) Simpson, deceased, Case No. PR-2022-000015,
 in the Probate Court of Shelby County, Alabama and
 Patricia Swanson Simpson

Mailing Address 2554 Pioneer Trail
 New Smyrna Beach, Florida 32168

Property Address 1 U.S. 31, Alabaster, Alabama 35007

Mailing Address 1404 Scout Trace

Hoover, Alabama 35244

Date of Sale 05/24/2022

Total Purchase Price \$110,000.00

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

_____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5/24/22

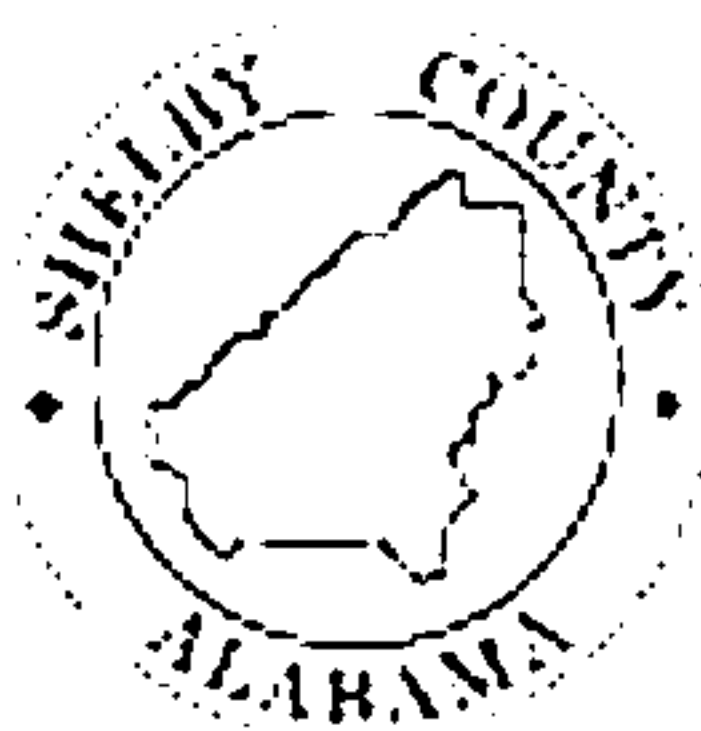
Print Joanie Bernard

_____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2022 08:16:19 AM
\$141.00 CHARITY
20220527000215040

Allen S. Boyd