

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022183

Send Tax Notice To: Phuong Anh Ngoc Luong
Hoan Minh Luong
901 Cove Circle
Hoover, AL 35244

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kerry L. Kelley and Beverly M. Kelley, a married couple**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phuong Anh Ngoc Luong and Hoan Minh Luong**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, **the address of which is 901 Cove Circle, Hoover, AL 35244**; to wit;

LOT 23, ACCORDING TO THE SURVEY OF SOUTH LAKE COVE, AS RECORDED IN MAP BOOK 12, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2022, and subsequent years.**
2. **Notice of Permitted Land Uses as recorded in Book 160, Page 492,**
3. **Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495, in the Probate Office of Shelby County, Alabama.**
4. **Right of Way granted to Alabama Power Company by instrument recorded in Real 230, Page 795, in the Probate Office of Shelby County, Alabama.**
5. **Agreement with Alabama Power company as to underground cables recorded in Real 215, Page 504, and covenants pertaining thereto recorded in Real 215, Page 521,**
6. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 104, in the Probate Office of Shelby County, Alabama.**
7. **No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake.**
8. **Access to Lots 1 through 20 shall be restricted to Southlake Cove, as shown by Map Book 12, Page 98.**

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of July, 2022.


Kerry L. Kelley

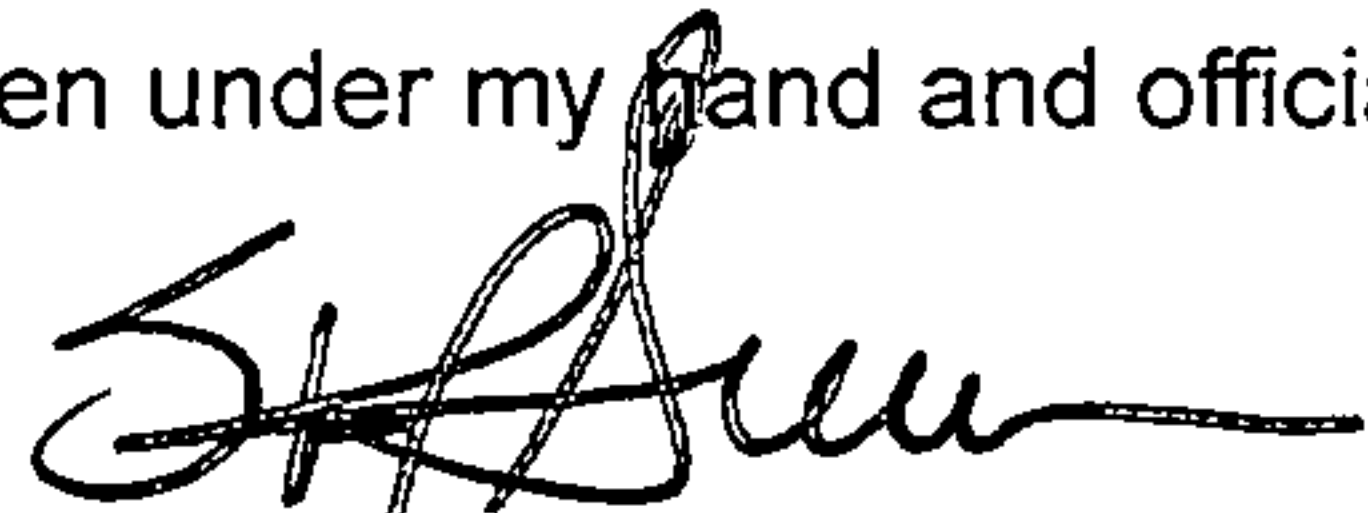

Beverly M. Kelley

State of Alabama

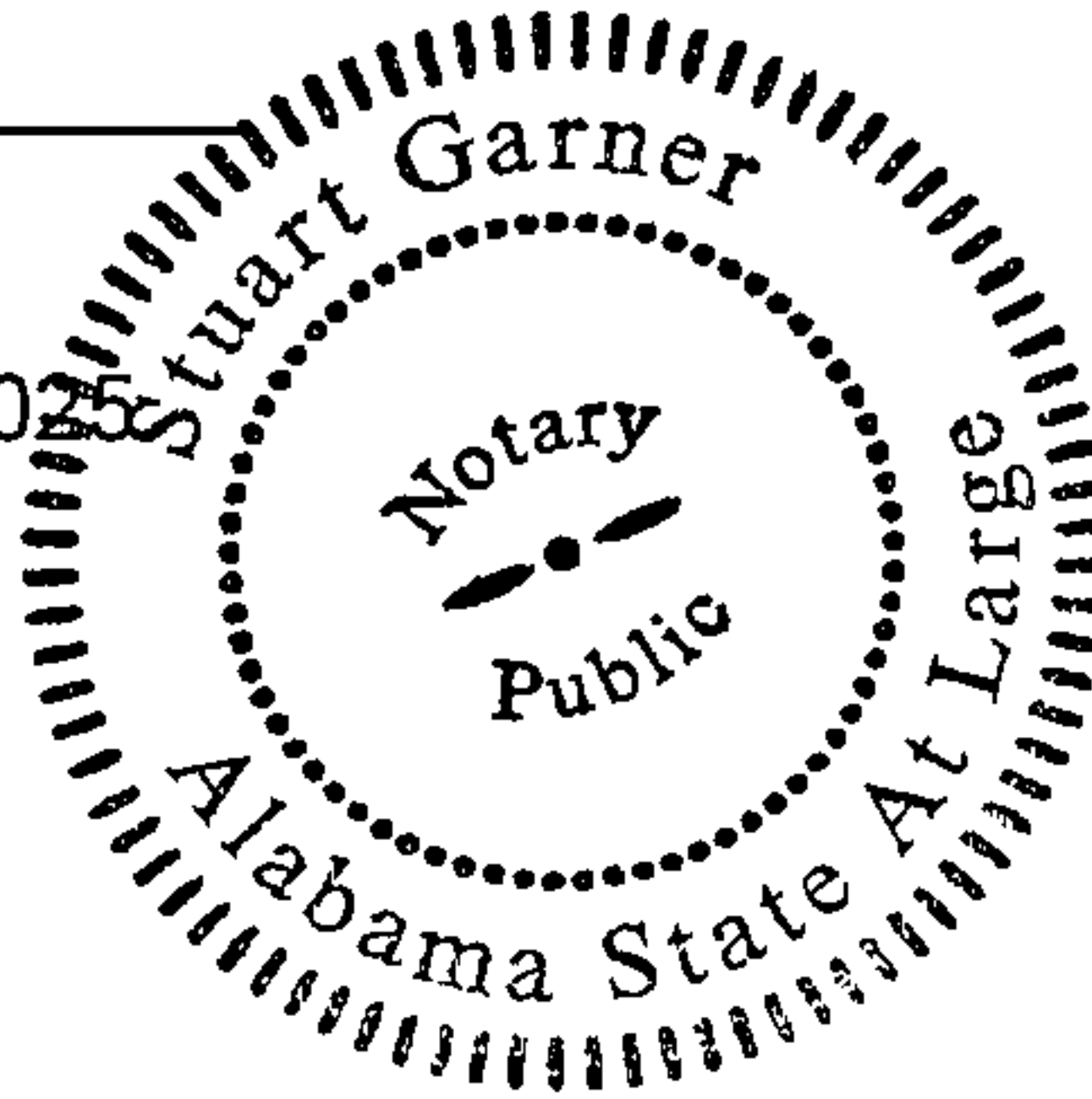
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Kerry L. Kelley and Beverly M. Kelley, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2022.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name	Kerry L. Kelley Beverly M. Kelley	Grantee's Name	Phuong Anh Ngoc Luong Hoan Minh Luong
Mailing Address	25 CAGES BEND LANE RIDDLERON, TN 37151	Mailing Address	901 Cove Circle Hoover, AL 35244
Property Address	901 Cove Circle Hoover, AL 35244	Date of Sale	July 18, 2022
		Total Purchase Price	\$700,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

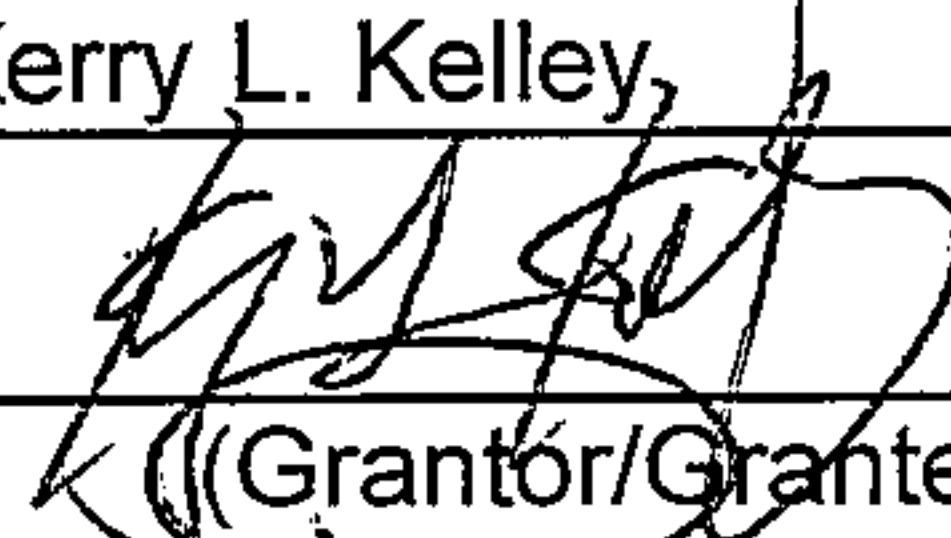
Date of Sale - the date on which interest to the property was conveyed.

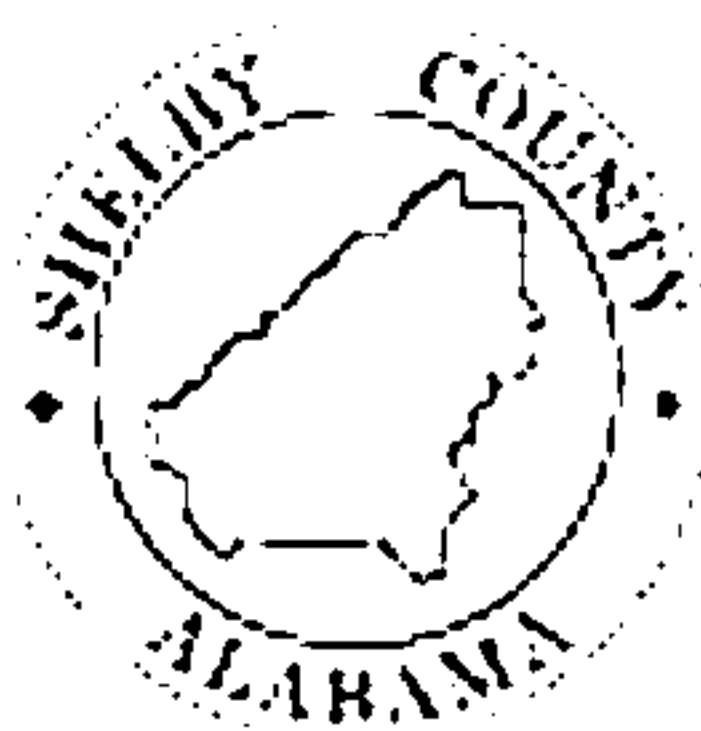
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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	July 14, 2022	Print	Kerry L. Kelley
<input type="checkbox"/>	Unattested	Sign	
			((Grantor/Grantee/Owner/Agent) circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2022 03:01:20 PM
\$728.00 BRITTANI
20220802000302590

Allen S. Boyd