



20221018000393340 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2022 11:18:47 AM FILED/CERT

PROMISSORY NOTE

County Division Code: AL040
Inst. # 2021080190 Pages: 1 of 4
I certify this instrument filed on
7/12/2021 4:12 PM Doc: NOTE
Judge of Probate
Jefferson County, AL. Rec: \$25.00
MtgTx: \$486.00
Clerk: WORTHYV

Borrower: Giau Le of 5593 Surrey Ln. Birmingham AL 35242 (the "Borrower")

Lender: Binh Nguyen of 2224 Hawksbury Ln. - Hoover - AL 35226 (the "Lender")

Principal Amount: \$324,000 (three hundred twenty four thousand only)

1. FOR VALUE RECEIVED, The Borrower promises to pay to the Lender at such address as may be provided in writing to the Borrower, the principal sum of \$324,000
2. Borrower pays monthly payment of \$4,500 (four thousand five hundred U.S dollars only) starting May 2021 until April 2027 (72 months)
3. Monthly payment will be made on or before the 5th of the month or 10% late fee will be applied to the payment amount.
4. Notwithstanding anything to the contrary in this Note, if the Borrower defaults in the performance of any obligation under this Note, then the Lender may declare the principal amount owing and interest due under this Note at that time to be immediately due and payable.
5. All costs, expenses and expenditures including, and without limitation, the complete legal costs incurred by the Lender in enforcing this Note as a result of any default by the Borrower, will be added to the principal then outstanding and will immediately be paid by the Borrower. In the case of the Borrower's default and the acceleration of the amount due by the Lender all amounts outstanding under this Note will bear interest at the rate of 20.00 percent per annum from the date of demand until paid.
6. This Note is secured by the following security (the 'Security'):


1. property at 5878 Cahaba Valley rd. Birmingham AL 35242, parcel ID 10-6-13-0-001-010.005 legal description COM SW COR SE1/4 NW1/4 N668.86 E822.21 TO POB CONT E82.94 SE178.86 SW48.59 NW251 TO POB **Plat Book: 00 / Plat Page: 000 Census Tract: 030331 / Block: 2011 Lat: 33.380832 Lon: -86.70168**


2. property at 5880 Cahaba Valley rd. Birmingham AL 35242 parcel ID 10-6-13-0-001-010.005 legal description COM SW COR SE1/4 NW1/4 N668.86 E822.21 TO POB CONT E82.94 SE178.86 SW48.59 NW251 TO POB **Plat Book: 00 / Plat Page: 000 Census**
Tract: 030331 / Block: 2011 Lat: 33.380832 Lon: -86.70168

7. If the Borrower defaults in payment as required under this Note or after demand for ten (10) days, the Security will be immediately provided to the Lender and the Lender is granted all rights of repossession as a secured party.
8. If any term, covenant, condition or provision of this Note is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Note will in no way be affected, impaired or invalidated as a result.
9. This Note will be construed in accordance with and governed by the laws of the State of Alabama.
10. This Note will endure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the Borrower and the Lender. The Borrower waives presentment for payment, notice of non-payment, protest and notice of protest.

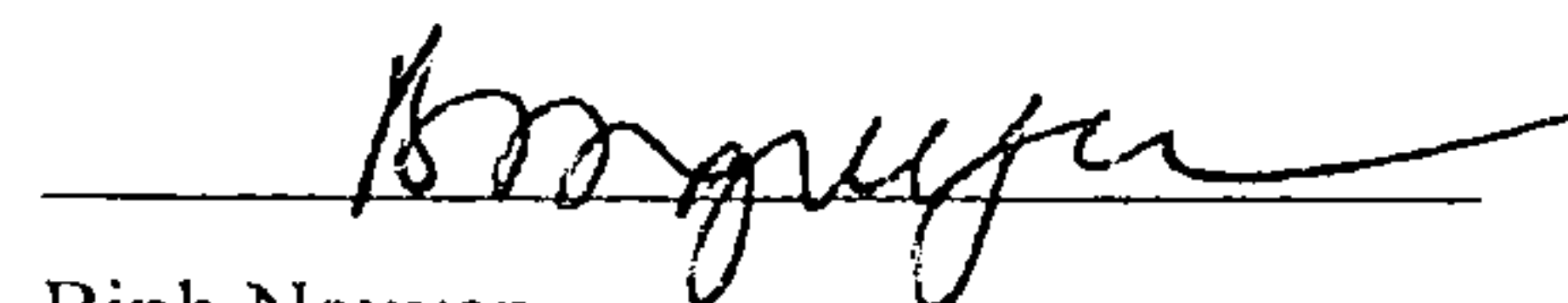
IN WITNESS WHEREOF the parties have duly affixed their signatures under seal on this _____ day of March 2021.

SIGNED, SEALED, AND DELIVERED
this 29th day of March 2021


Giau Le


20221018000393340 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2022 11:18:47 AM FILED/CERT

SIGNED, SEALED, AND DELIVERED
this 12th day of ~~March~~ 2021


Binh Nguyen

July



20221018000393340 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2022 11:18:47 AM FILED/CERT

NOTARY ACKNOWLEDGMENT - BORROWER

STATE OF ALABAMA

COUNTY OF SHELBY

I JOHN ROBIN MASON, a Notary Public in and for said County and State, hereby certify that Giau Le whose name is signed to the foregoing instrument, and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of March 2021

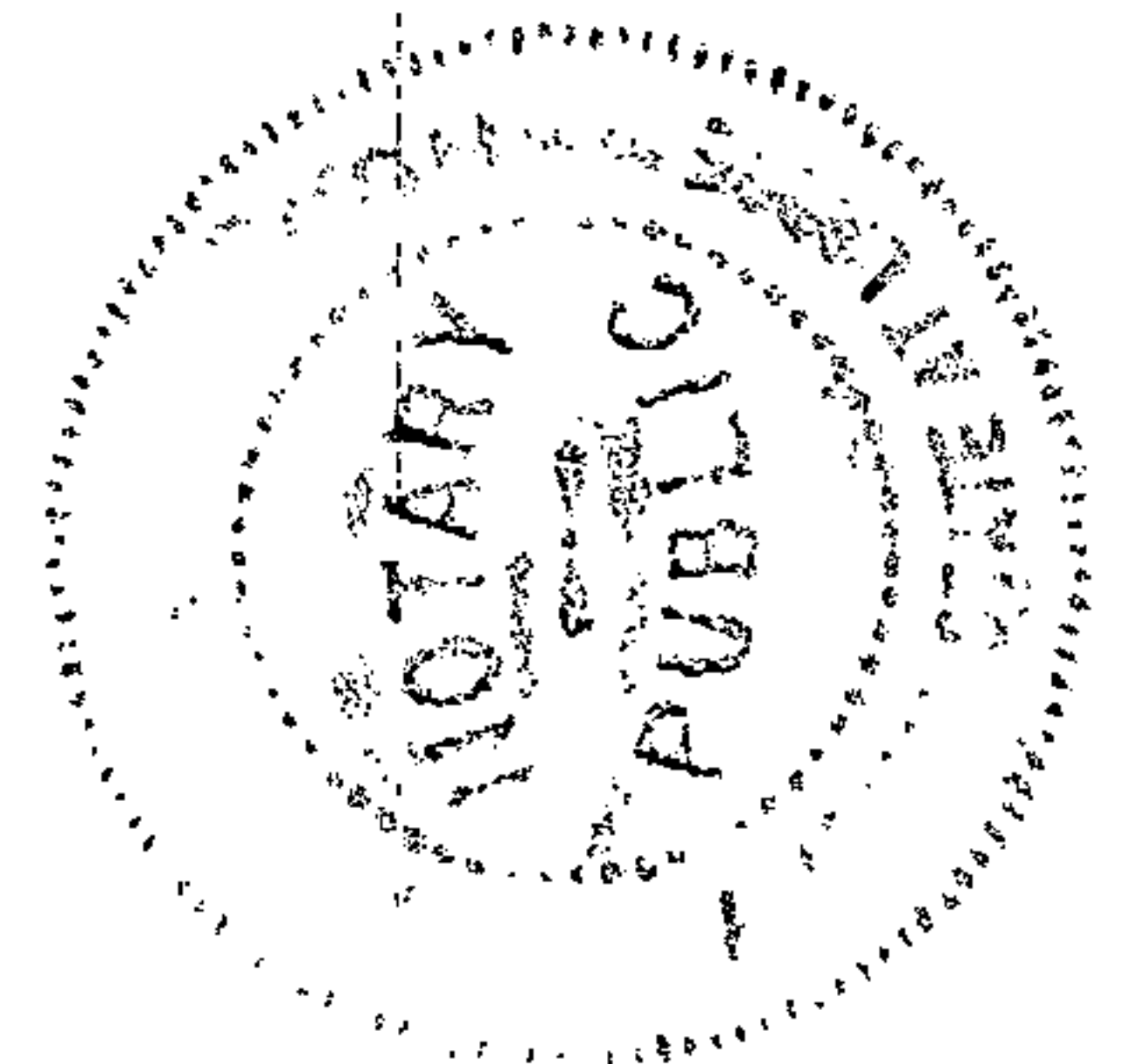
[Signature] (Notary Public Signature)
Notary Public

My Commission Expires:
June 1, 2021

My commission expires: _____

STATE OF ALABAMA

COUNTY OF _____



NOTARY ACKNOWLEDGMENT - LENDER

STATE OF ALABAMA



20221018000393340 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2022 11:18:47 AM FILED/CERT

COUNTY OF _____

I _____, a Notary Public in and for said County and State, hereby certify that Binh Nguyen whose name is signed to the foregoing instrument, and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date. Given under my hand this _____ day of March 2021

_____(Notary Public Signature)

Notary Public

My commission expires: _____

Handwritten signature and date:
3/21/21
JRM