

Send tax notice to:
VY NGUYEN and TAM DANG NGUYEN
7757 CHELSEA ROAD
COLUMBIANA, AL 35051

20230105000004690
01/05/2023 01:42:56 PM
DEEDS 1/2

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00)** and other valuable considerations to the undersigned **GRANTOR(S), JANET OKIN COLLAR, *** (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE(S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR(S)** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **VY NGUYEN and TAM DANG NGUYEN**, hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit: * **A MARRIED INDIVIDUAL**

LOT 1, ACCORDING TO THE SURVEY OF BACK FORTY, AS RECORDED IN MAP BOOK 51, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$393,750.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.


Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I (we) have a good right to sell and convey the same to the said **GRANTEE (S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4th day of January, 2023.


JANET OKIN COLLAR

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JANET OKIN COLLAR** 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 4th day of January, 2023


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

