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 I, 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.

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



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

Real Estate Sales Validation Form

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

Grantor's Name	JANET OKIN COLLAR	Grantee's Name	VY NGUYEN	
Mailing Address:	Wither Will,	Mailing Address:	7757 CHELSEA ROAD	
	LUISCHVIICH 35180		COLUMBIANA, AL 35051	
Property Address	7757 CHELSEA ROAD	Date of Sale: Janu	Date of Sale: January 4, 2023	
	COLUMBIANA, AL 35051	Total Purchaser Pr	Total Purchaser Price \$525,000.00	
		or		
		Actual Value	\$	
		or		
		Assessor's Market	Value \$	
The purchase price	or actual value claimed on this form c	an be verified in the following	documentary evidence: (check one)	
(Recorda	tion of documentary evidence is not re	equired)		
	Bill of Sale			
na n	Sales Contract	Other		
X	Closing Statement			
If the conveyance (document presented for recordation co	ontains all of the required info	rmation referenced above, the filing of	
this form is not req	juired.			
		Instructions		
Grantor's name an	d mailing address – provide the name o	of the person or persons conve	eving interest to property and their	
current mailing add				
Grantee's name an	d mailing address – provide the name	of the person or persons to wh	nom interest to property is being	
conveyed.		*		
Property address –	the physical address of the property b	eing conveyed, if available.		
Date of Sale – the c	date of which interest to the property v	vas conveγed.		
Total purchase pric	e – the total amount paid for the purch	hase of the property, both real	and personal being conveyed by the	
instrument offered				
			*	
Actual value – if the	e property is not being sold, the true va	alue of the property, both real	and personal, being conveyed by the	
	for record. This may be evidenced by			
current market valu			mana mana mana mana mana mana mana mana	
If no proof is provid	led and the value must be determined,	. the current estimate of fair m	narket value, excluding current use	
			ility of valuing property for property ta:	
	ed and the taxpayer will be penalized p			
• •			<u> </u>	
l attest, to the best	of my knowledge and belief that the in	nformation contained in this de	ocument is true and accurate. I further	
	y false statements claimed on this forn			
Alabama 1975 Sec.			or the primary middled mi <u>rude di</u>	
		a		
Date		Print VY M		
Unattested		Sign Vy Nguya		



(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2023 01:42:56 PM

(Grantor/Grantee/Owner/Agent) circle one

\$156.50 JOANN 20230105000004690 Qui 5. Beyl