

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Mark W. Therrell
2604 Valleydale Road
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (\$287,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Phuoc Dinh Hoang, and unmarried person and Trang L. Huynh, an unmarried person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mark W. Therrell** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Northeasterly along the NE 1/4 of the NE-SW diagonal line of said 1/4-1/4 Section a distance of 347.72 feet; thence turn right 45 degrees 57 minutes and run East a distance of 70.52 feet to the point of beginning; thence continue along the last described course a distance of 579.92 feet to the intersection with the Northerly right of way line of Valleydale Road; thence turn right 146 degrees 55 minutes and run Southwesterly along said right of way line a distance of 227.36 feet; thence turn left 4 degrees 10 minutes and continue Southwesterly along said right of way line a distance of 202.52 feet; thence turn right 84 degrees 35 minutes and run Northwesterly a distance of 336.59 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

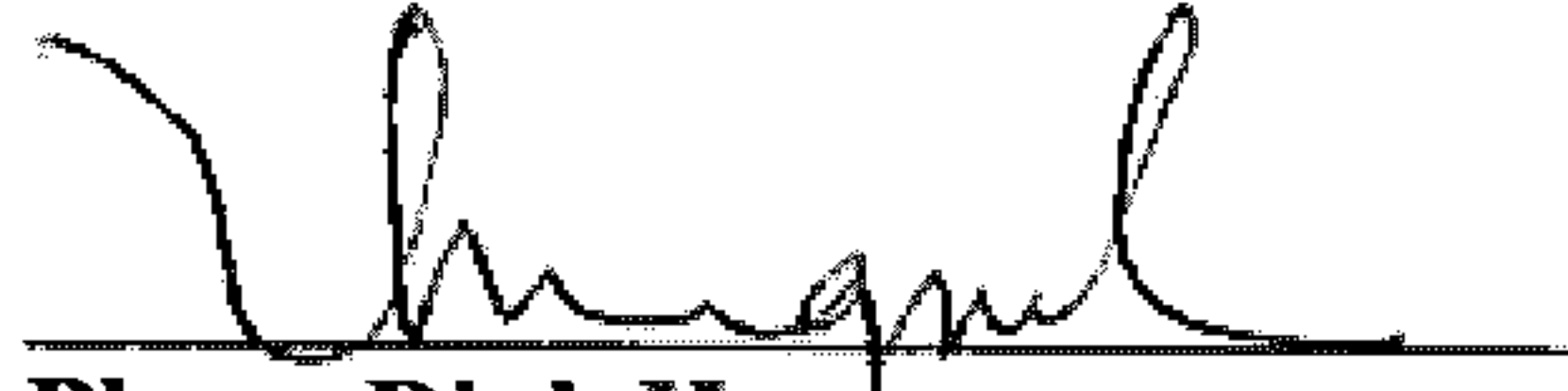
Property Address: **2604 Valleydale Road Hoover, AL 35244**


\$265,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **15th day of May, 2023**.


Phuoc Dinh Hoang


Trang L. Huynh

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

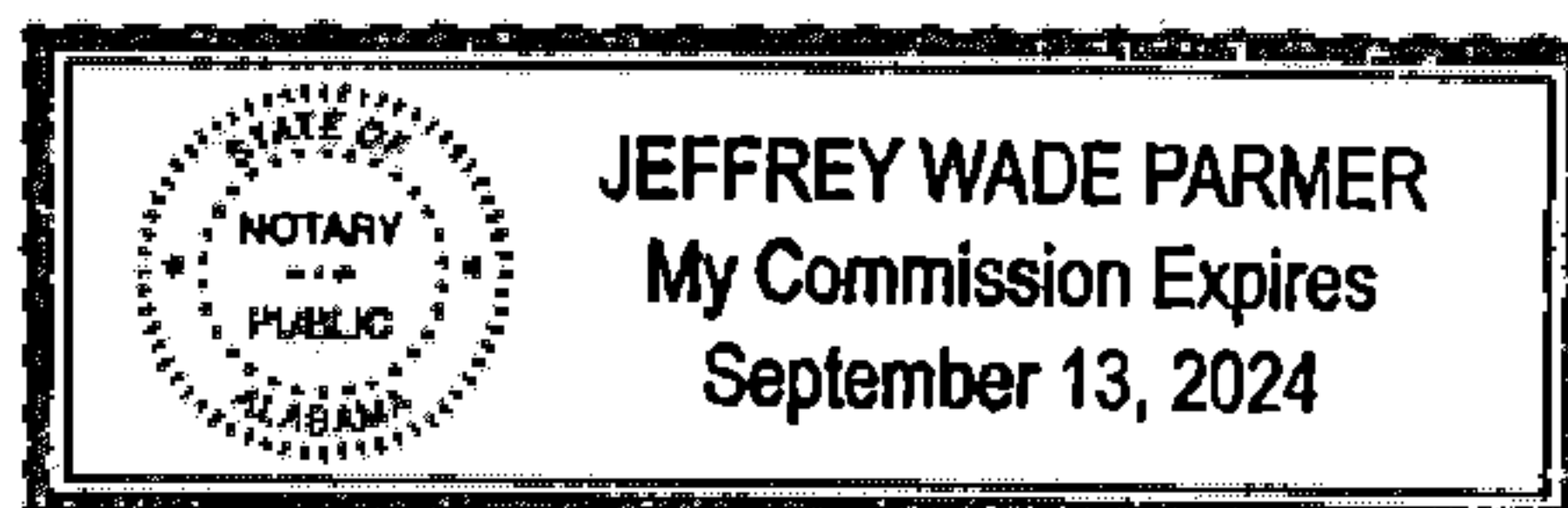
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Phuoc Dinh Hoang and Trang L. Huynh** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of May, 2023**.


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



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

Grantor's Name Phuoc Dinh Hoang and Trang L. Huynh
 Mailing Address 1820 Radcliff SE
Grand Rapids, MI 49506

Grantee's Name Mark W. Therrell
 Mailing Address 2604 Valleydale Road
Hoover, AL 35244

Property Address 2604 Valleydale Road
Hoover, AL 35244

Date of Sale May 15, 2023
 Total Purchase Price \$287,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/15/2023 01:06:48 PM
 \$315.00 PAYGE
 20230515000144020

Amis Byrl

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

☐ Appraisal
☐ Other: _____

☒ 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 or 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 5-15-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer

(Grantor/Grantee/ Owner/Agent) circle one