



20230608000172660 1/3 \$240.50  
Shelby Cnty Judge of Probate, AL  
06/08/2023 10:41:34 AM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
TIN NGUYEN and GAI CHAU  
115 KEENELAND GREEN  
PELHAM, ALABAMA 35124

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, TIN NGUYEN, an unmarried man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto TIN NGUYEN and GAI CHAU, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 8, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any, (4) any outstanding mortgage against said property.

**The sole purpose of this conveyance is to add Gai Chau to the deed with right of survivorship with Grantor.**

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

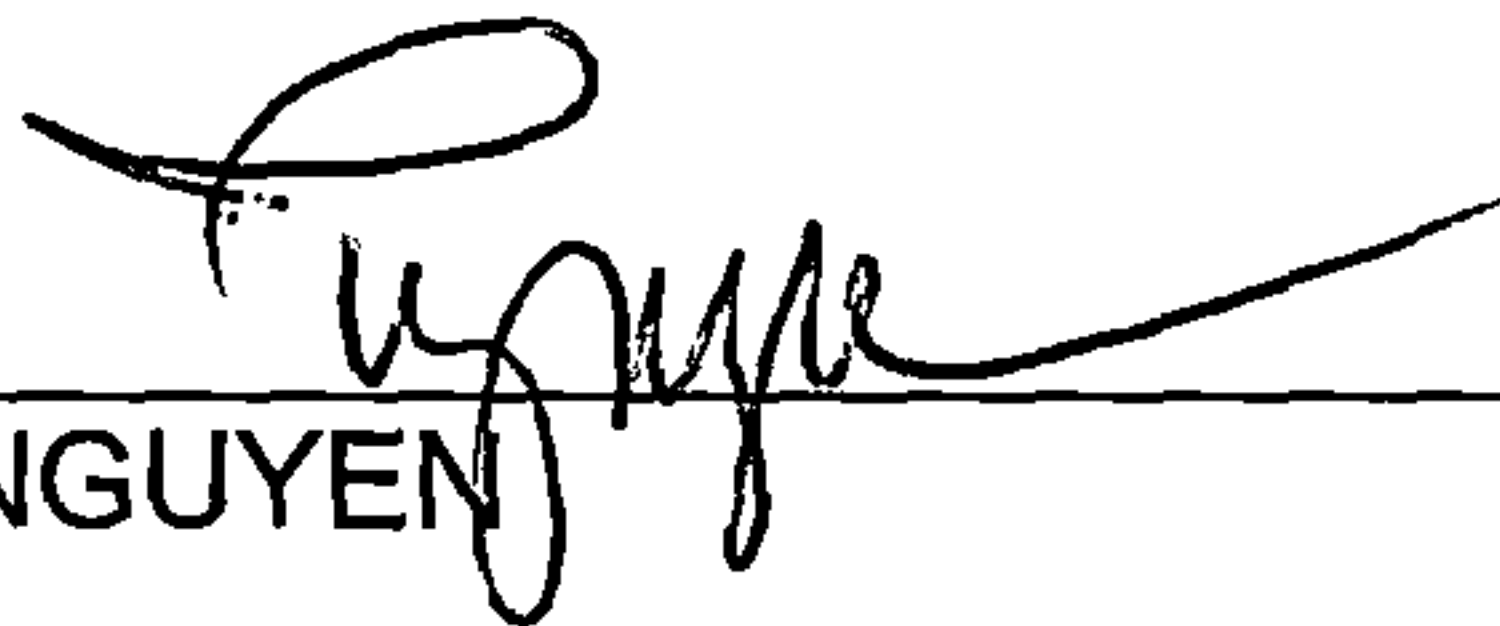
And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

Shelby County, AL 06/08/2023  
State of Alabama  
Deed Tax: \$212.50



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH day of JUNE, 2023.

  
TIN NGUYEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that TIN NGUYEN, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of JUNE, 2023.



NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ My Commission Expires:  
October 31, 2023





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Grantor's Name:

TIN NGUYEN

Mailing Address:

115 KEENELAND GREEN  
PELHAM, ALABAMA 35124

Property Address:

115 Keeneland Greet  
Pelham, AL 35124

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

Grantee's name:

TIN NGUYEN and GAI CHAU

Mailing Address:

115 KEENELAND GREEN  
PELHAM, ALABAMA 35124

Date of Sale: JUNE 5TH, 2023

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$424,500.00

1/2 VALUE \$212,250.00

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other TAX ASSESSOR