

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Tai T. Tran, Thuy T. Do, and Khoa D. Tran
2508 Forest Lakes Ln
Sterrett, AL35147

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$225,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Theodore Im and Ju Eun Park, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Tai T. Tran and Thuy T. Do and Khoa D. Tran

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 658, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 12, AS RECORDED IN MAP BOOK 34, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

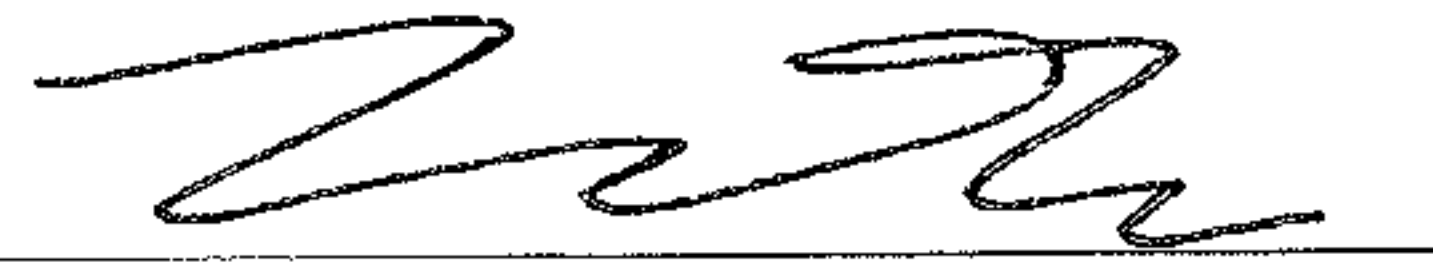
SUBJECT TO ALL MATTERS OF RECORD

\$180,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of February, 2024.



Theodore Im

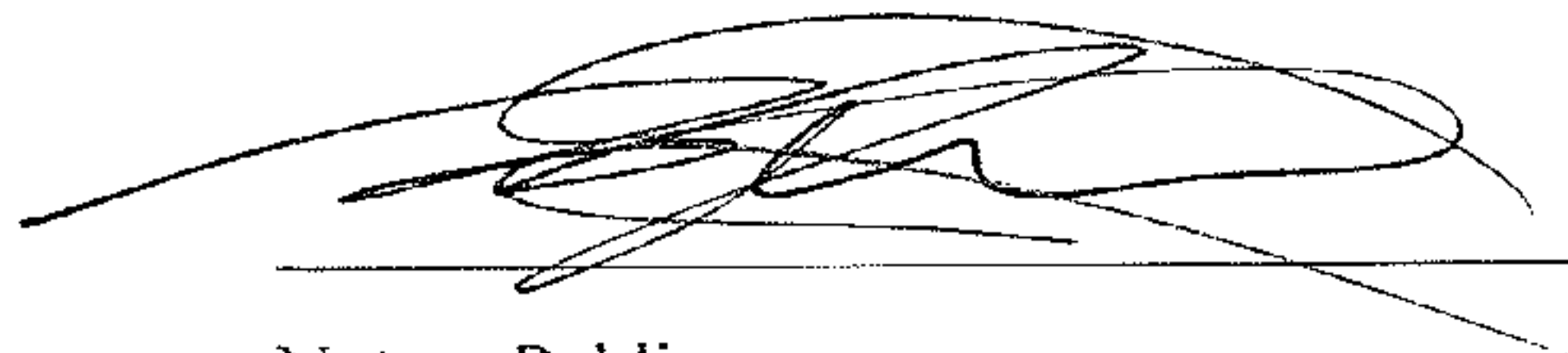


Ju Eun Park

STATE OF VIRGINIA
COUNTY OF FAIRFAX

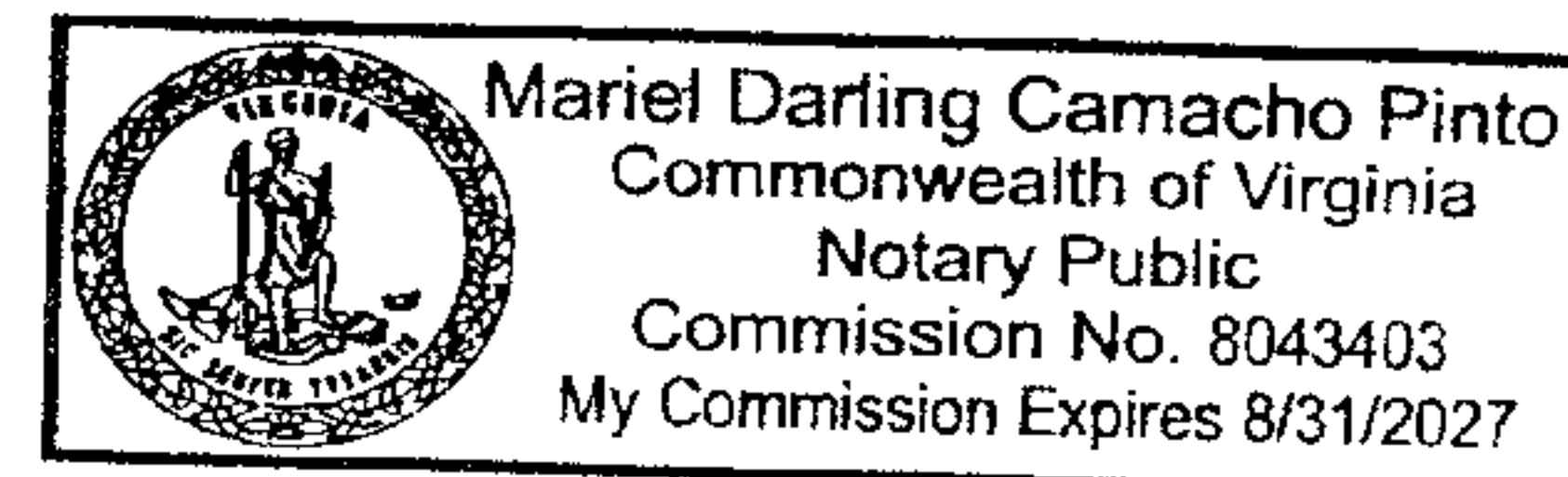
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Theodore Im** and **Ju Eun Park**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 2024.



Notary Public

My Commission Expires: 08/31/2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/12/2024 01:56:24 PM
 \$73.00 PAYGE
 20240212000035460

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Theodore Im and Ju Eun Park
 Mailing Address 2665 Prosperity Ave. # 302
Fairfax VA 22031
 Property Address 2508 Forest Lakes Ln
Sterrett, AL 35147

Grantee's Name Tai T. Tran, Thuy T. Do, and Khoa
D. Tran
 Mailing Address 2508 Forest Lakes Ln
Sterrett, AL 35147

Date of Sale February 12, 2024
 Total Purchase Price \$225,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

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
☒ Closing Statement
☐ Appraisal
☐ Other: _____

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: February 12, 2024

☐ Unattested
☐ (verified by) _____

Print: Joshua L. Hartman
 Sign _____

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1