

Send Tax Notice to:
DOCDBM LLC
P. O. Box 9
Westover, Alabama 35185

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE, ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051



20240328000085550 1/5 \$234.00
Shelby Cnty Judge of Probate, AL
03/28/2024 03:08:17 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **PHONG BANG LE**, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto **DOCDBM LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East; thence run Northerly along the East boundary line of said Section 28 for a distance of 891.75 feet to point; thence turn an angle of 89 degrees 34 minutes 48 seconds to the left and run Westerly a distance of 179.5 feet to a point which is designated as the beginning in that certain deed from C. L. Moore to Florence Moore dated January 30, 1950 and recorded at the Shelby County Probate Judge's Office in Deed Book 140, Page 170; thence continue along the same line of direction for a distance of 235.0 feet to a point; thence turn a angle of 20 degrees 40 minutes 18 seconds to the right and run Northwesterly a distance of 198.28 feet to a point; thence turn an angle of 68 degrees 54 minutes 30 seconds to the right and run Northerly a distance of 118.0 feet to the point of beginning of the parcel herein described; thence continue along the same line of direction for a distance of 233.68 feet to a point on the North boundary line of the SE 1/4 of NE 1/4 of the aforementioned Section 28; thence turn an angle of 89 degrees 42 minutes 22 seconds to the right and run Easterly along said North boundary line for a distance of 433.93 feet to a point on the Western 40 foot right-of-way line of County Highway 55; thence turn an angle of 94 degrees 02 minutes 25 seconds to the right and run Southwesterly along said right-of-way line for a distance of 319.59 feet to a point; thence turn an angle of 86 degrees 40 minutes 25 seconds to the right and leaving said right-of-way line run Westerly for a distance of 201.68 feet to a point; thence turn an angle of 20 degrees 40 minutes 18 seconds to the right and run Northwesterly a distance of 226.55 feet to the point of beginning; said parcel of land is lying in the SE 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

Shelby County, AL 03/28/2024
State of Alabama
Deed Tax: \$200.00



20240328000085550 2/5 \$234.00
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Subject to:

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, which are not owned by the Grantor.
3. Title to that portion of the property within any road right-of-ways.
4. Right-of-way granted to Shelby County recorded in Deed Book 135, Page 178.
5. Right-of-way granted to Plantation Pipeline recorded in Deed Book 112, Page 228.

The above described parcel of land does not constitute any part of the homestead of the Grantor or his spouse.

Hue Van Le, the father of the Grantor, died on or about November 21, 2020.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its 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 Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of March, 2024.

 (SEA
 L)
 Phong Bang Le

STATE OF CALIFORNIA)
 COUNTY OF ORANGE)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Phong Bang Le, a married 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

8.1.14

same voluntarily on the day the same bears date.



20240328000085550 3/5 \$234.00
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Given under my hand and official seal this _____ day of _____,
2024.

AL) _____ (SE

Notary Public
My _____ Commission Expires: _____

ACKNOWLEDGMENT



20240328000085550 4/5 \$234.00
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

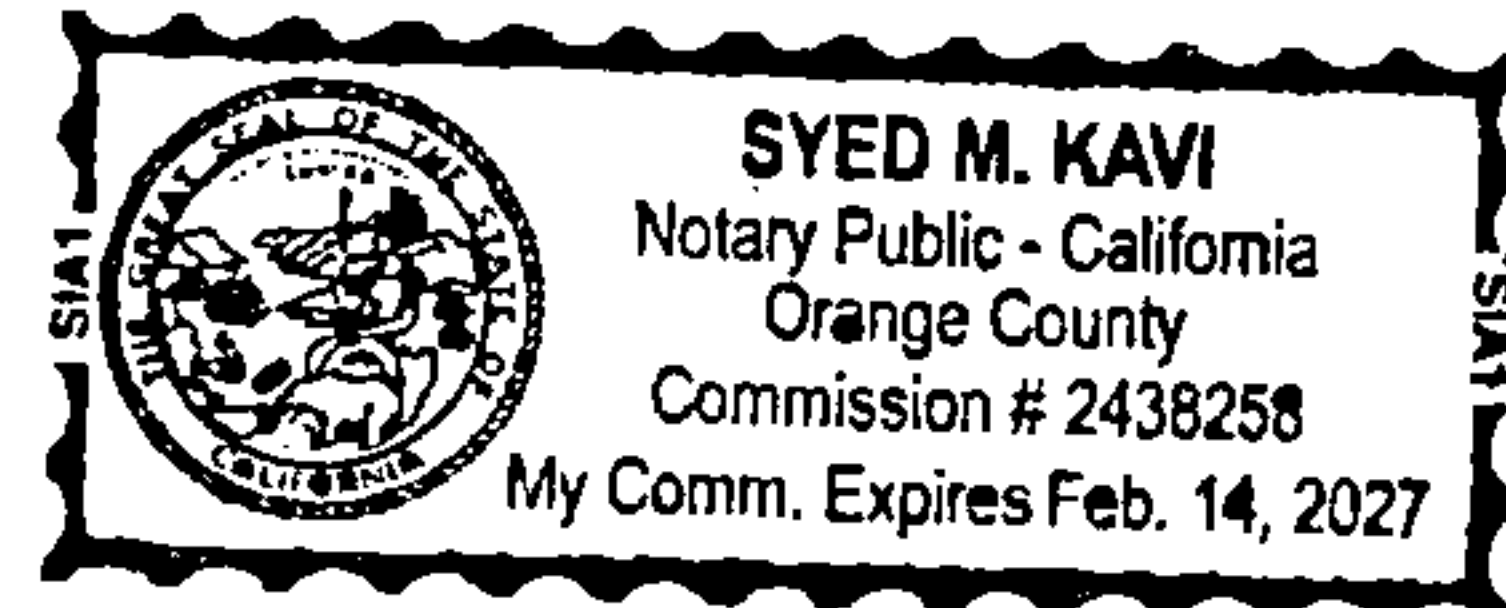
On MARCH 25, 2024 before me, SYED M KAVI - NOTARY PUBLIC
(insert name and title of the officer)

personally appeared PHONG BANG LE
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Syed M Kavi (Seal)



Real Estate Sales Validation Form

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

Grantor's Name Phong Bang Le
Mailing Address 15642 Sand Canyon Avenue
Unit 54871
Irvine, California 92619

Grantee's Name DOCDBM LLC
Mailing Address P. O. Box 9
Westover, Alabama 35185

Property Address 9707 and 9727 Highway 55
Westover, Alabama 35185

Date of Sale _____
Total Purchase Price \$ 200,000.00

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 any.

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 3/26/2024

☐ Unattested

(verified by)

Print Phong Bang Le
Phong Bang Le

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

