

**SEND TAX NOTICE TO:**

Hieu Tran and Hang Thi Thanh Vo

92 Sweet Gum Lane  
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$79,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Burnham Corporation, an Alabama Corporation**, whose address is 141 North Lake Drive, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Hieu Tran and Hang Thi Thanh Vo**, whose address is 92 Sweet Gum Lane, Chelsea, AL 35043

(hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Hieu Tran and Hang Thi Thanh Vo, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4, according to the Map and Survey of the Final Record Plat of Narrows Point - Phase 6, as recorded in Map Book 35, Pages 89 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 22nd day of April, 2024.

**Burnham Corporation, an Alabama Corporation**

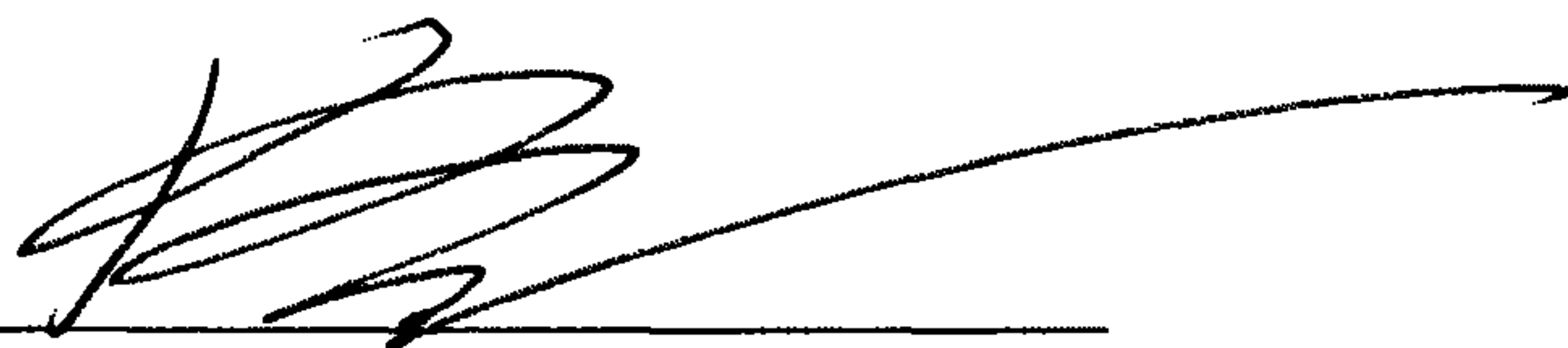
By:   
**Daniel J. Burnham, President**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel J. Burnham, whose name as President of Burnham Corporation, an Alabama Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

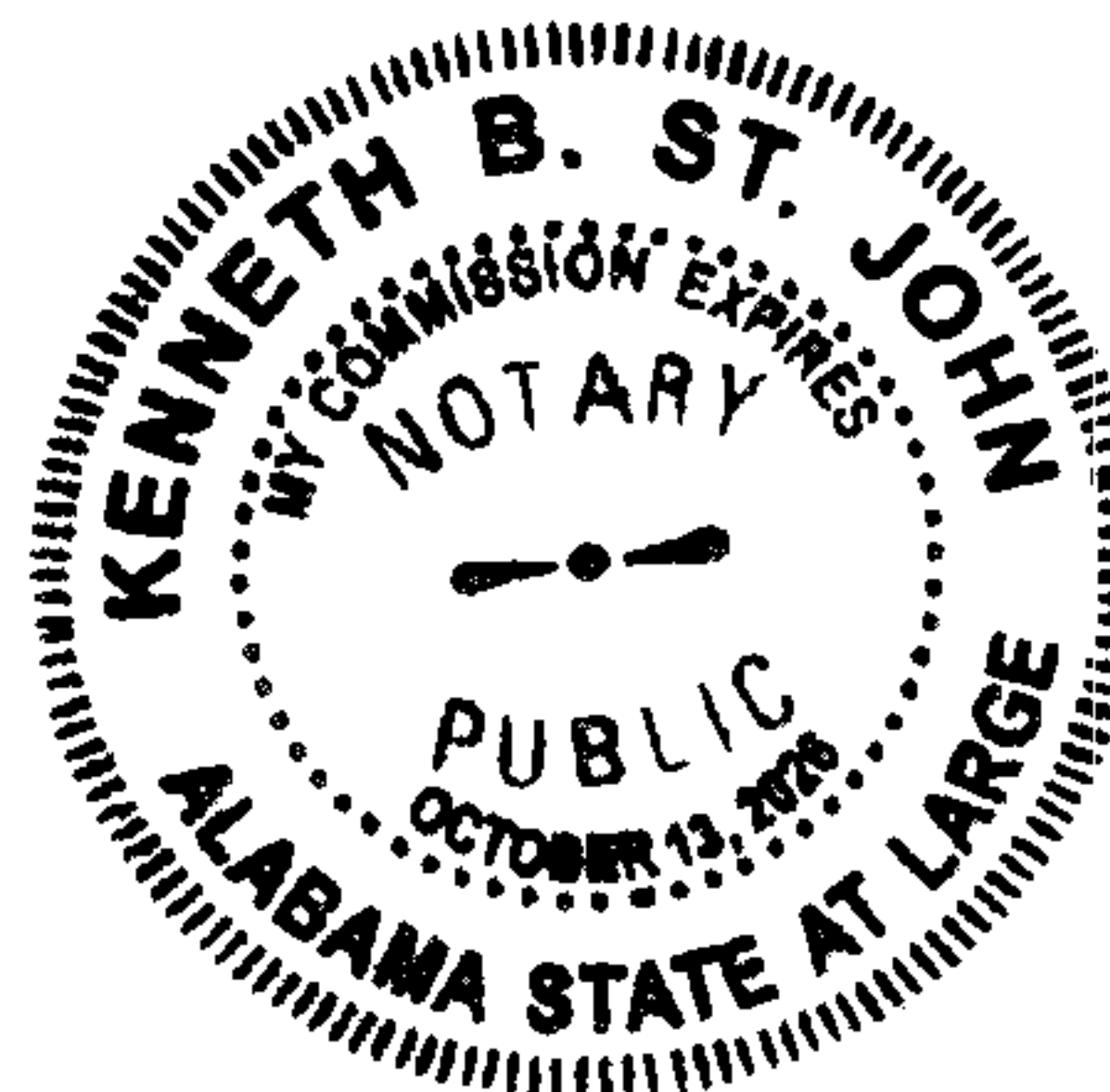
Given under my hand and official seal this 22nd day of April, 2024.



Notary Public

Print Name: Kenneth B. St John

My Commission Expires: 10/13/2026



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

Grantor's Name Burnham Corporation  
 Mailing Address 141 North Lake Drive  
Birmingham, AL 35242

Grantee's Name Hieu Tran and Hang Thi Thanh Vo  
 Mailing Address 92 Sweet Gum Lane  
Chelsea, AL 35043

Property Address Lot 4, Narrows Point - Phase 6  
Parcel ID: 09 4 20 4 001 003.003  
904 Narrows Point Drive  
Birmingham, AL 35242

Date of Sale April 22, 2024Total Purchase Price \$ 79,900.00

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☐ Appraisal☒ Sales Contract☐ 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 04/22/2024Print Burnham Corporation, by Daniel J. Burnham, its President

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1****Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****04/22/2024 02:05:23 PM****\$108.00 JOANN****20240422000115930**Allen S. Bayal