

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Tan Huu Nguyen**  
**Ngan Thi Bao Nguyen**  
1021 Garnet Drive  
Calera, AL 35040

STATE OF ALABAMA

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 (\$277,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gateway Group Enterprises, Inc., Trustee of the 1021 Garnet Drive Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Tan Huu Nguyen, Ngan Thi Bao Nguyen, and Romeo Lee** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

**Lot 27, according to the Survey of Emerald Ridge, Sector III, as recorded in Map Book 39, Page 35, in the Probate Office of Shelby County, Alabama.**

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

Property Address: **1021 Garnet Dr, Calera, AL 35040**

**\$263,150.00** 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 GRANTEES, as joint tenants with rights of survivorship, their heirs and assigns forever. It is the intention of the GRANTEES herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first GRANTEE to die or the subsequent death of any of the remaining surviving GRANTEES. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving GRANTEE(S) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

GRANTOR is 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 GRANTOR will, and GRANTOR'S successors,, 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 its hand and seal this **9th day of September, 2024.**

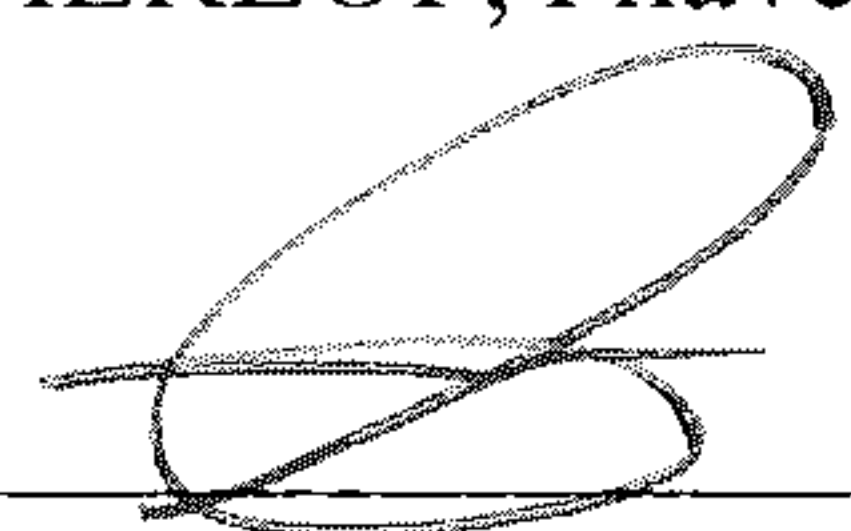
**Gateway Group Enterprises, Inc., Trustee  
of the 1021 Garnet Drive Trust**

  
By: **Jason Hollon, President**

STATE OF ALABAMA    )  
                                  :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Jason Hollon, whose name as President of Gateway Group Enterprises, Inc., Trustee of the 1021 Garnet Drive Trust**, 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 Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **9th day of September, 2024**

  
NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires February 21, 2028

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

Grantor's Name	Gateway Group Enterprises, Inc., Trustee of the 1 Garnet Drive Trust	Grantee's Name	Tan Huu Nguyen, Ngan Thi Bao Nguyen, a Romeo Lee
Mailing Address	P.O. Box 380036 Birmingham, AL 35238	Mailing Address	1021 Garnet Dr Calera, AL 35040
Property Address	1021 Garnet Dr Calera, AL 35040	Date of Sale	09/09/2024
		Total Purchase Price	\$277,000.00
		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
                         
 ☐ 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 09/09/2024

☐ Unattested

Print Alan C. Keith

Sign

Alan C. Keith

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded** (verified by)  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/09/2024 03:20:53 PM**  
**\$43.00 JOANN**  
**20240909000279570**



**Form RT-1**

*Alan S. Bevil*