

**E-6937**

**This instrument was prepared by:**  
Justin Smitherman, Esq.  
Alabama Law Services, LLC  
173 Tucker Road, Suite 201  
Helena, AL 35208

**Send tax notice to:**  
Hoa Huynh  
1511 Highland Lakes Trail  
Birmingham, AL 35242

\*This deed is being filed to correct the chain of title.

**CORRECTIVE WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no/100 Dollars (\$10.00)** to the undersigned grantor **Hoa Huynh, and Kim Anh Thi Ngo-Huynh, Husband and Wife, and Kim Pham Huynh, a married woman**(whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hoa Huynh and Kim Anh Thi Ngo-Huynh** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 349, according to the Survey of Highland Lakes, 3rd Sector, Phase V, an Eddleman Community, as recorded in Map Book 24, Page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase V, recorded as Instrument No. 1998-29633 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

The property being conveyed herein does not constitute the homestead of Kim Pham Huynh nor the homestead of her spouse.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 13<sup>th</sup> day of November, 2024.

Hoa Huynh (SEAL)

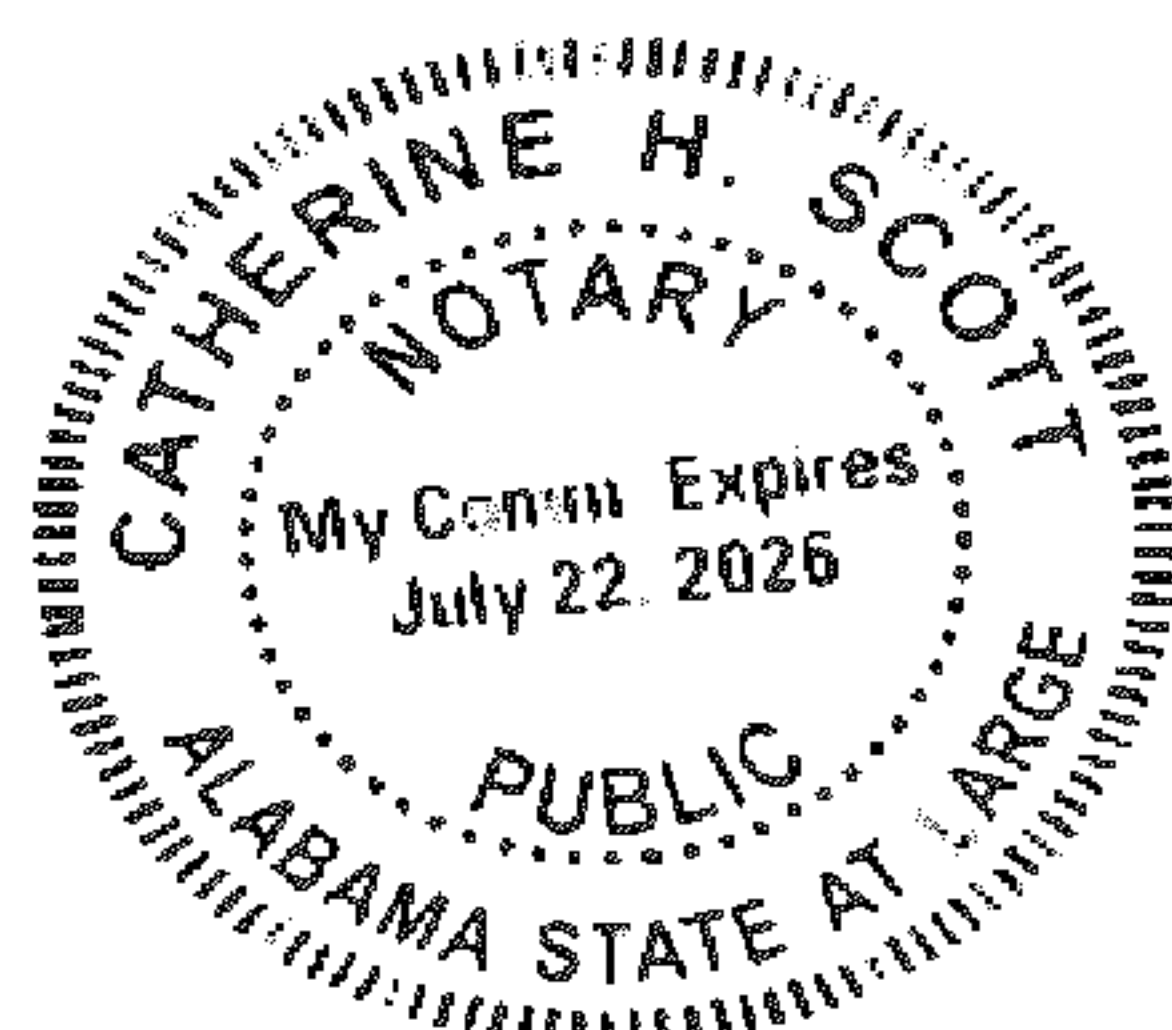
### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hoa Huynh**, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 13<sup>th</sup> day of November, 2024.



Catherine H. Scott  
NOTARY PUBLIC

My Commission Expires: 7-22-2026

  
\_\_\_\_\_(SEAL)  
**Kim Anh Ngo-Huynh**

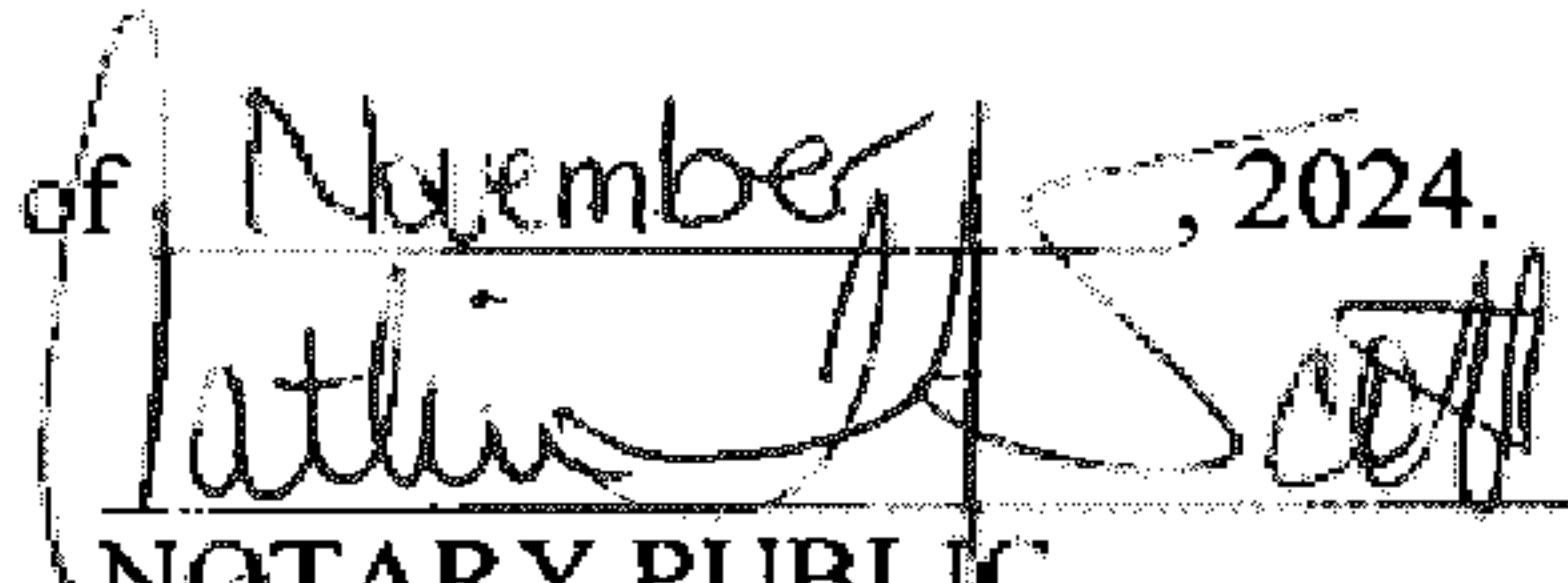
**GENERAL ACKNOWLEDGEMENT**

STATE OF ALABAMA )

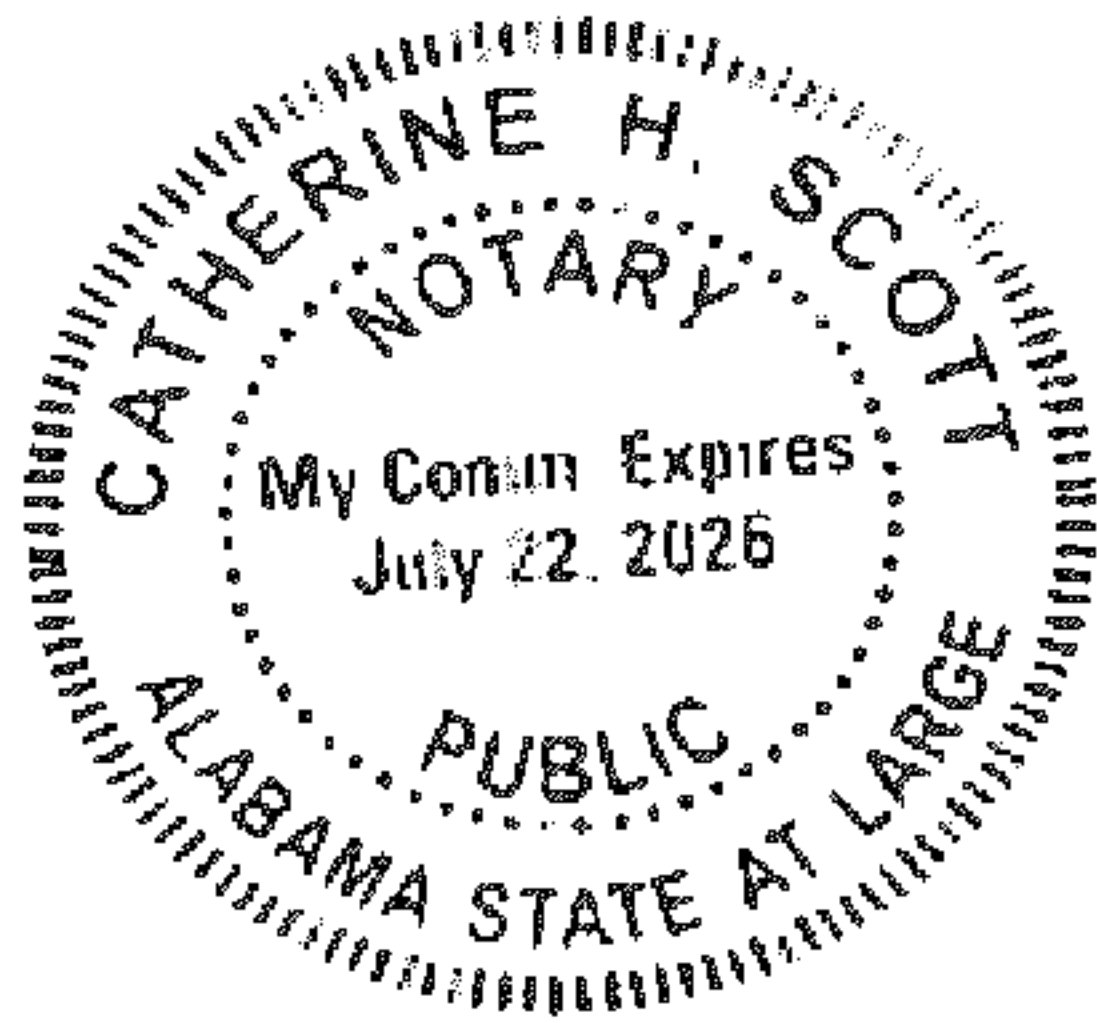
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Kim Anh Ngo-Huynh**, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of November, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 7-22-2026



Kim Pham Huynh (SEAL)  
Kim Pham Huynh

**GENERAL ACKNOWLEDGEMENT**

STATE OF ALABAMA )

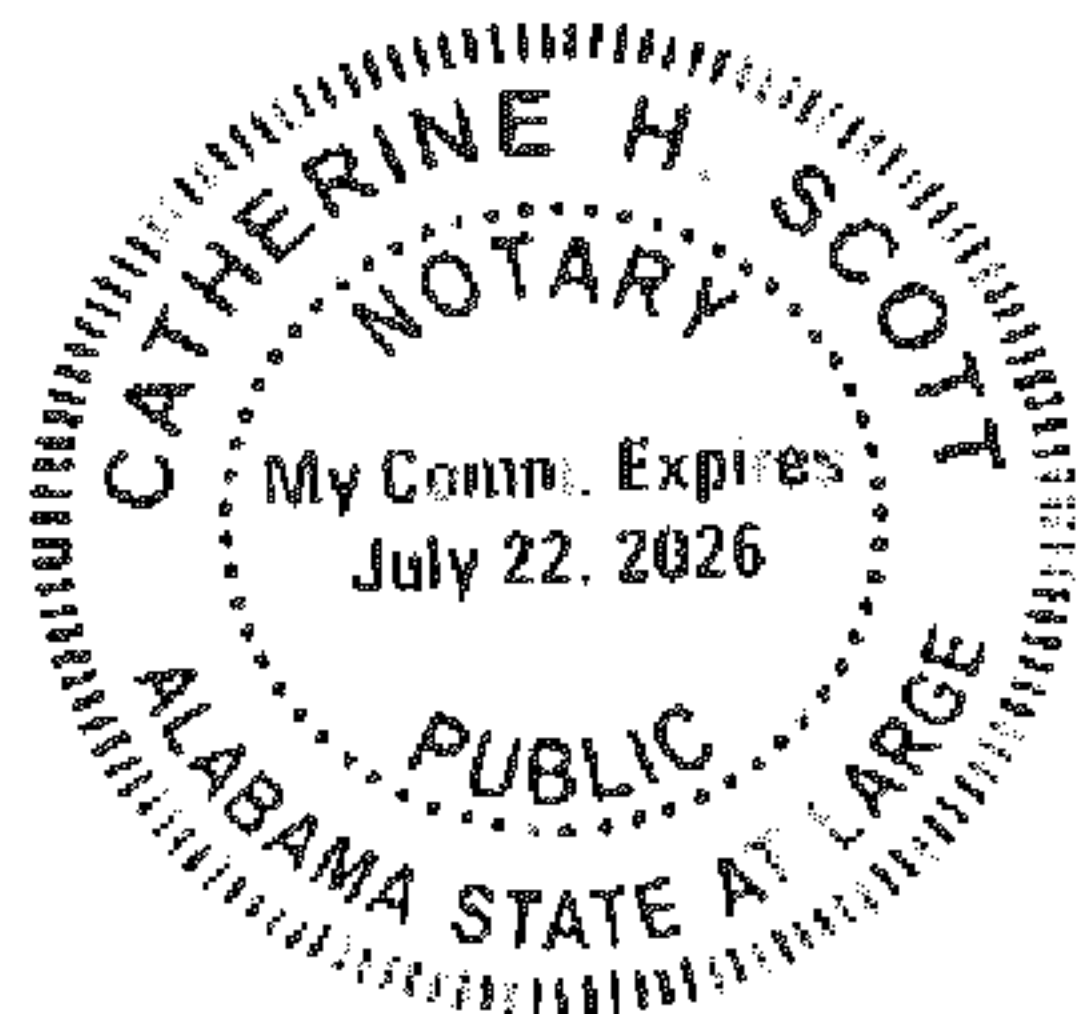
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Kim Pham Huynh** a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

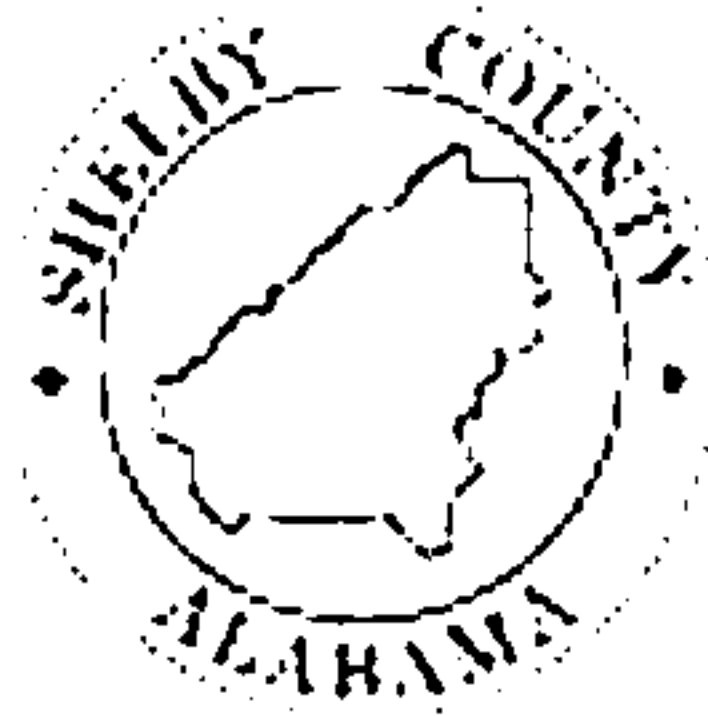
Given under my hand and official seal this 13<sup>th</sup> day of November, 2024.

Catherine H. Scott  
NOTARY PUBLIC

My Commission Expires: 7-22-2026







Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/13/2024 03:25:18 PM  
 \$35.00 PAYGE  
 20241113000353010

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

File #: E-6937

Grantor's Name Hoa Huynh and Kim Anh Thi Ngo-Huynh & Kim Pham Huynh

Mailing Address 1511 Highland Lakes Trail  
Birmingham, AL 35242

Property Address 1511 Highland Lakes Trail  
Birmingham, AL 35242

Grantee's Name Hoa Huynh and Kim Anh Thi Ngo-Huynh

Mailing Address 1511 Highland Lakes Trail  
Birmingham, AL 35242

Date of Sale 11/13/2024

Total Purchase Price \$0.00

Or

Actual Value \$

Or

Assessor's Market Value \$ 623,900.00

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

☒ Appraisal  
☒ Other: Zero Value as deed is being filed to correct chain of title

☐ 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 11-13-2024

Print

Nathaniel H. Scott

Unattested

(verified by)

Sign

*Nathaniel H. Scott*  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1