

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2024-625

Send Tax Notice To:  
NGOC NGUYEN and DUNG PHAM  
1009 Fairfield Lane  
Birmingham, AL 35242

### **JOINT SURVIVORSHIP DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$675,000.00), and other **good** and valuable consideration, this day in hand paid to the undersigned GRANTORS, **JEFFREY S. REASE and LESA HYMEL REASE, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **NGOC NGUYEN and DUNG PHAM**, (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 the County of Shelby, State of Alabama, to-wit:

LOT 22-124, ACCORDING TO THE SURVEY  
OF HIGHLAND LAKES, 22ND SECTOR, PHASE II, AN EDDLEMAN  
COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 94, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED  
IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE  
ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY  
DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER  
PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL  
SUBDIVISION, RECORDED IN INSTRUMENT NO. 1994-07111 AND  
AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED  
IN INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A  
RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE II, RECORDED IN  
INSTRUMENT NO. 20060605000263860 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL  
AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY  
REFERRED TO AS THE "DECLARATION").

BEING THE SAME PROPERTY CONVEYED FROM G.S. MASTERS, INC.,  
AN ALABAMA CORPORATION, TO JEFFREY S. REASE, LESA HYMEL  
REASE, AND EDNA M. REASE, FOR AND DURING THEIR JOINT LIVES  
AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF  
THEM, AS DESCRIBED IN DEED INSTRUMENT NO. 20170503000153620  
DATED 5/2/2017 AND RECORDED 5/3/2017 IN SHELBY COUNTY  
RECORDS.

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

\$250,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTORS are 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 hereinabove 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 29th day of November, 2024.

  
JEFFREY S. REASE

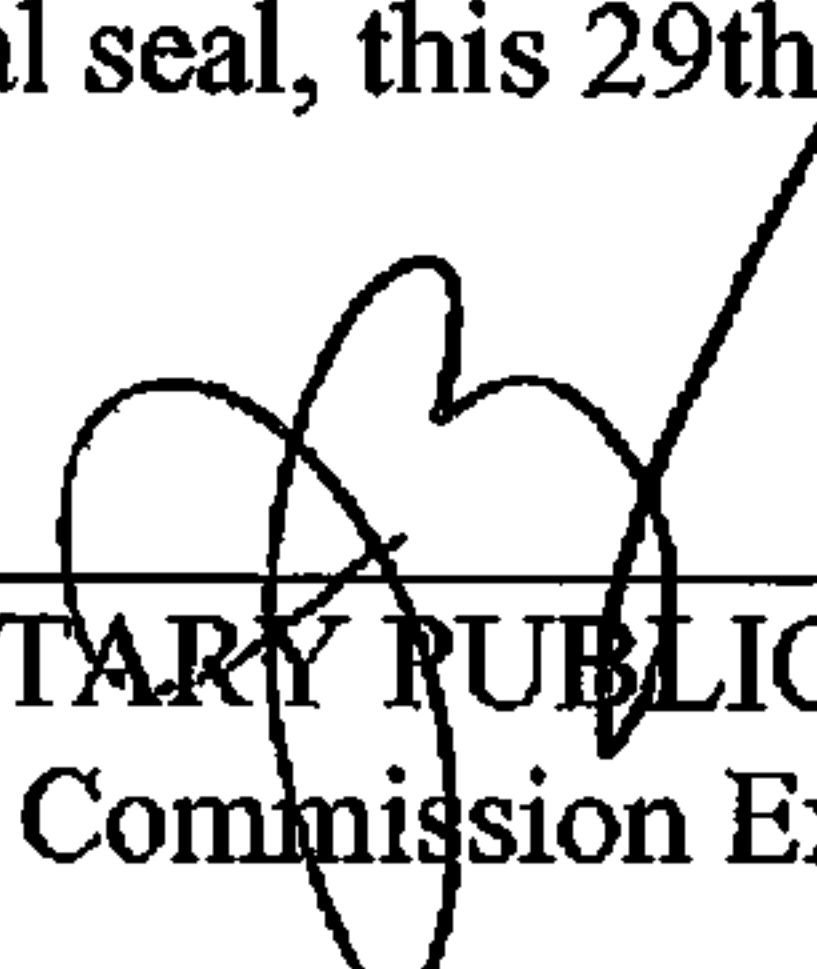
  
LESA HYMEL REASE

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JEFFREY S. REASE** and **LESA HYMEL REASE**, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of November, 2024.



  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

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

Grantor's Name JEFFREY S. REASE and LESA HYMEL REASE  
 Mailing Address 82 Mt Laurel Ave  
Birmingham AL 35242

Grantee's Name NGOC NGUYEN and DUNG PHAM  
 Mailing Address 1009 Fairfield Lane  
Birmingham AL 35242

Property Address 1009 Fairfield Lane  
Birmingham, AL 35242

Date of Sale 11/21/24  
 Total Purchase Price \$675,000.00

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 11/21/24

Print

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/02/2024 08:26:58 AM  
 \$453.00 JOANN  
 20241202000369700

Form RT-1

*Allen S. Bayl*