

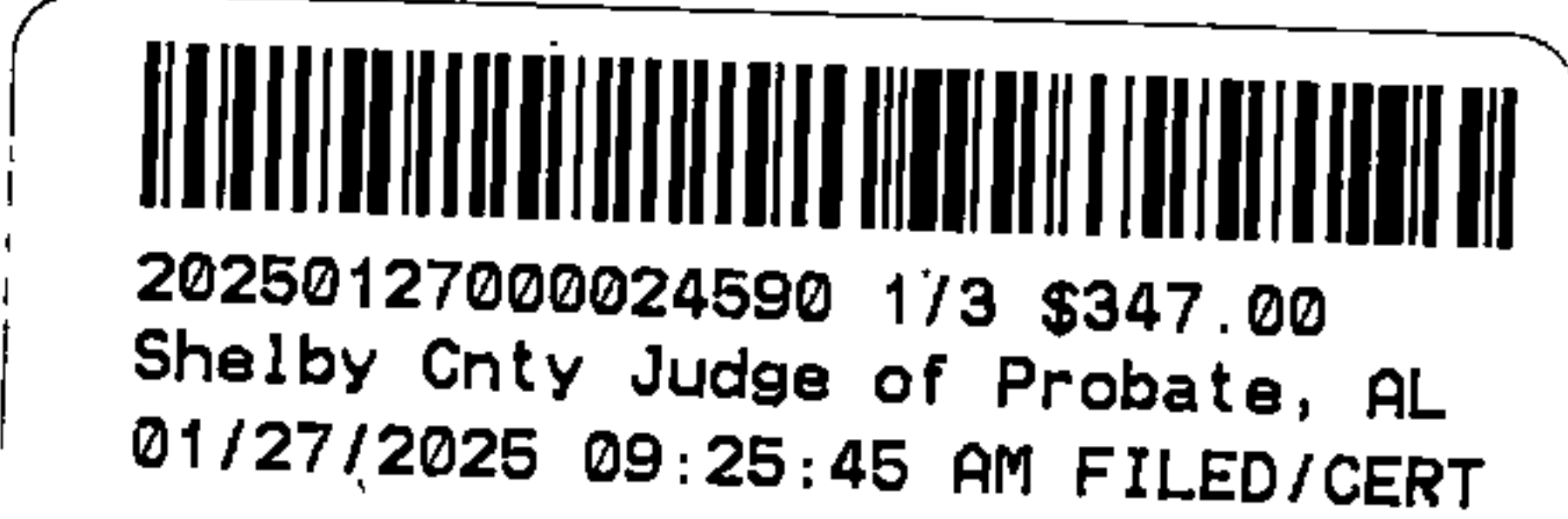
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument Was Prepared By:

Vu T. Huynh
Attorney At Law
Vu Law Firm, LLC
Without Opinion
1804 7th Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:
PHUONG THANH THI TRAN
2121 EAGLE RIDGE DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED



TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **THREE HUNDRED TWENTY-SIX THOUSAND AND NO/100 DOLLAR (\$326,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, **KHIEM SO TRINH and DUNG PHUONG TRAN, husband and wife**, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **KHIEM SO TRINH and DUNG PHUONG TRAN, husband and wife, PHUONG THANH THI TRAN, a divorced woman and MICHELLE VY TRINH, a single woman** (herein referred to as Grantees, whether one or more), the following described real estate, situated in ~~SHELBY~~ County, Alabama, to-wit:

Lot 42 according to the survey of Townes at Brook Highland as recorded in Map Book 30, Page 133 A&B, in the Probate Office of ~~SHELBY~~ County, Alabama.

Also known as 2121 Eagle Ridge Drive, Town of Birmingham, Alabama, Shelby County.

1. This conveyance is subject to real estate taxes and assessments for the year 2024 and subsequent years.
2. This conveyance is subject easements, right of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Jefferson County, Alabama.
3. Subject property is located in ~~SHELBY~~ County, Alabama.
4. Approximately Ninety-Five Thousand Eight Hundred Thirty-Eight and no/100 Dollars (\$95,838.00) of the consideration herein was derived from a mortgage that will continue to remain under Grantors' name.
5. Property address: 2121 Eagle Ridge Drive, Birmingham, AL 35242.
6. Preparer makes no warranty as to correctness of description or ownership of the premises.
7. Title was not examined by the preparer of this deed. No survey was provided. No tax advice was given.
8. Legal description provided by Grantees.

Shelby County, AL 01/27/2025
State of Alabama
Deed Tax: \$317.00

TO HAVE AND TO HOLD, to the said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantees, his, her or their heirs and assigns, that I am (we are) lawfully sized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantees, 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 seal(s), this 19th day of November, 2024.


KHIEM SO TRINH
Grantor

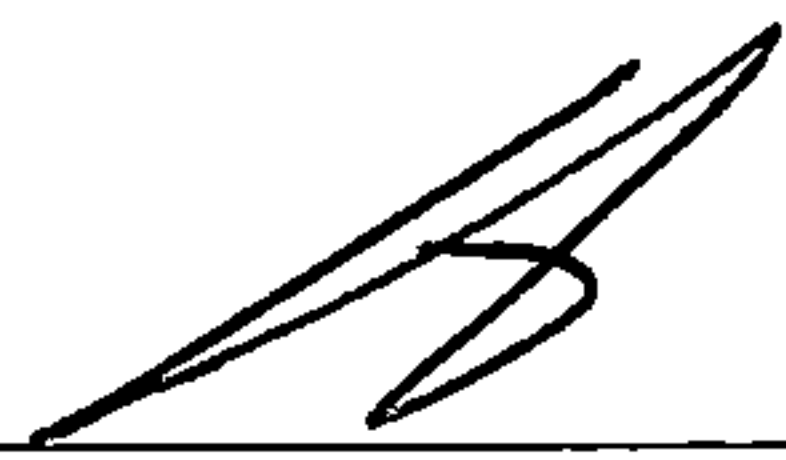
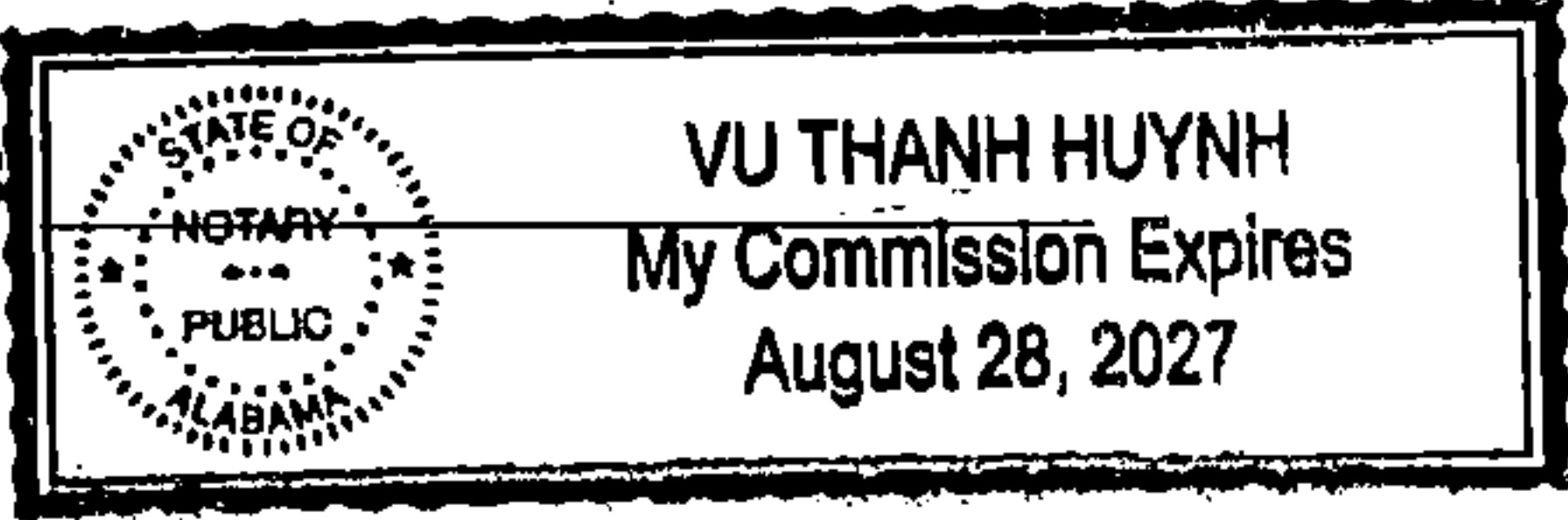

DUNG PHUONG TRAN
Grantor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KHIEM SO TRINH and DUNG PHUONG TRAN, husband and wife**, whose name as Grantors, 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 or she as such person or persons and with full authority, executed the same voluntarily for and as the act of said Grantors.

Given under my hand this the 19th 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 KHIEM SO TRINH and DUNG PHUONG TRAN
Mailing Address 2121 EAGLE RIDGE DRIVE
BIRMINGHAM, ALABAMA 35242

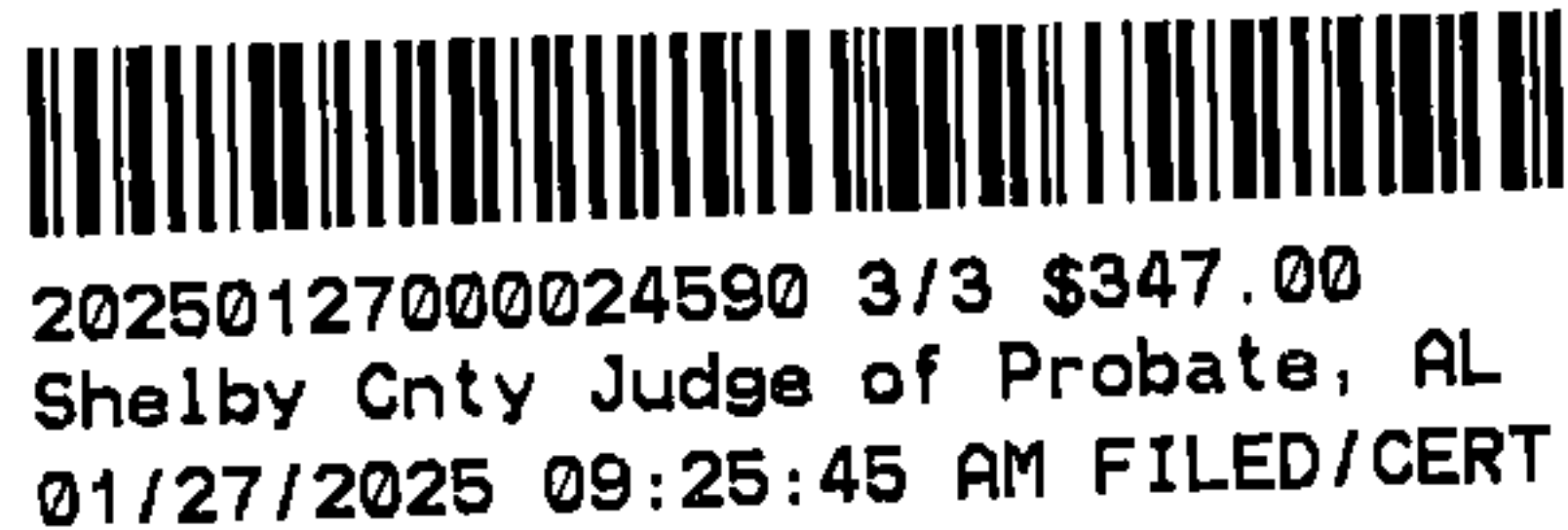
Grantee's Name PHUONG THANH THI TRAN
Mailing Address 2121 EAGLE RIDGE DRIVE
BIRMINGHAM, ALABAMA 35242

Property Address 2121 EAGLE RIDGE DRIVE
BIRMINGHAM, ALABAMA 35242

Date of Sale 11/19/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 317,000.00



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 ☐ 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 11/19/2024

Print PHUONG THANH THI TRAN

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one