

Send Tax Notice to:  
Kim Thuy Do and Kim Thai Do  
8210 Castlehill Rd  
Birmingham, AL 35242

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-25-783**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Loan Huynh and Phung Huynh, a married couple(herein referred to as "Grantor," whether one or more),** whose mailing address is

**4017 Shandwick Ln Birmingham, AL 35242**

by **Kim Thuy Do and Kim Thai Do (herein referred to as "Grantee," whether one or more),** whose mailing address is

**8210 Castlehill Rd, Birmingham, AL 35242**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **413 Thornberry Circle, Birmingham, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\*THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR OPINION OF TITLE. PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE CONTENTS WITHIN THIS INSTRUMENT\***

**\$415,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 31st day of January, 2025.

Loan Huynh

Loan Huynh

Phung Huynh

Phung Huynh

STATE OF ALABAMA  
COUNTY OF JEFFERSON

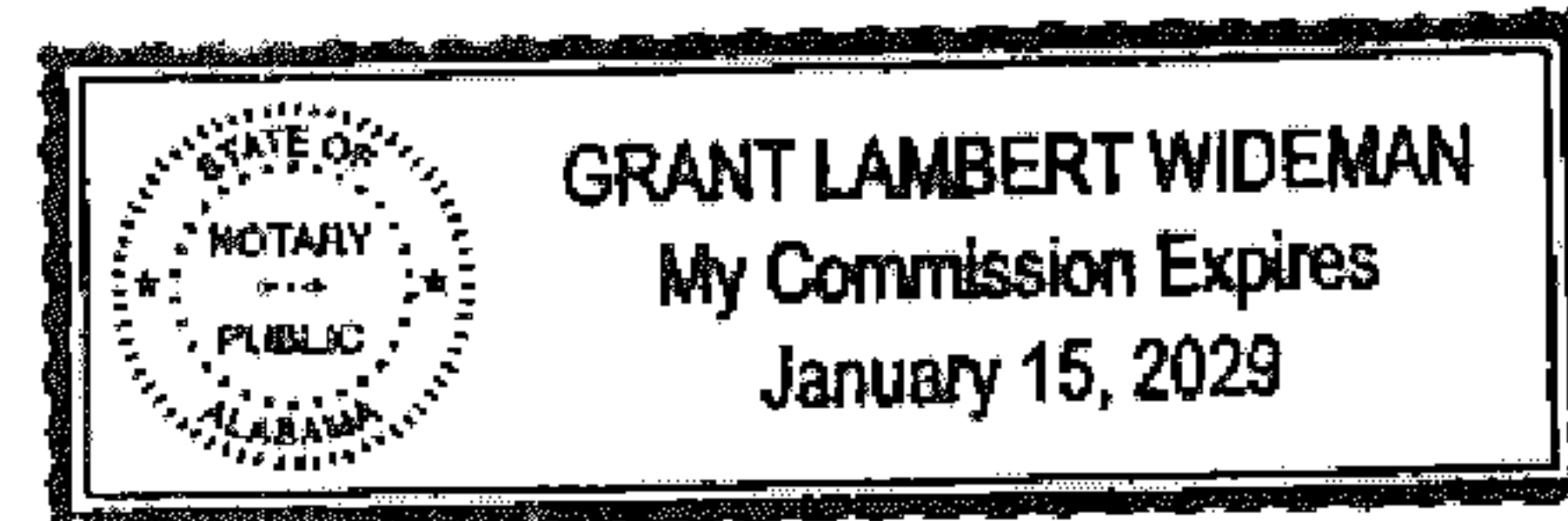
I, the undersigned Notary Public in and for said County and State, hereby certify that Loan Huynh and Phung Huynh whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.

Grant Lambert Wideman

Notary Public

My Commission Expires: 1/15/2029



**EXHIBIT A**

Property 1:

Lot 40, according to the Survey of the Glen at Greystone, Sector Three, as recorded in Map Book 16, Page 79 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/04/2025 09:11:47 AM**  
**\$78.00 BRITTANI**  
**20250204000033520**  
General Warranty Deed - JTROS (AL)

*Allen S. Bayl*