
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Van Dung Nguyen and Thi Phe Nguyen
2043 Turquoise Lane
Calera, AL 35040

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Ninety-Seven Thousand And No/100 (\$297,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Peggy Wood and Cullen Wood**, a married couple, (herein referred to as Grantors), whose mailing address is 1007 Harbor Road Winfield AL 35594 does hereby grant, bargain, sell and convey unto **Van Dung Nguyen and Thi Phe Nguyen** (herein referred to as Grantees), whose mailing address is 2043 Turquoise Lane, Calera, AL 35040 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 2043 Turquoise Lane, Calera, AL 35040 to-wit:

The Land is described as follows:

LOT 25, EMERALD RIDGE SECTOR IV, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 69A AND 69B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title: Statutory Warranty Deed from Adams Homes, LLC to Peggy Wood and Cullen Wood dated May 29, 2024 and recorded May 30, 2024 as Instrument 20240530000160020 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$237,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

TO HAVE AND TO HOLD unto the said Grantee(s) for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of his, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee(s), his, her, or 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(s), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2025.

Peggy Wood
Peggy Wood
Cullen Wood
Cullen Wood

STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Peggy Wood and Cullen Wood**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

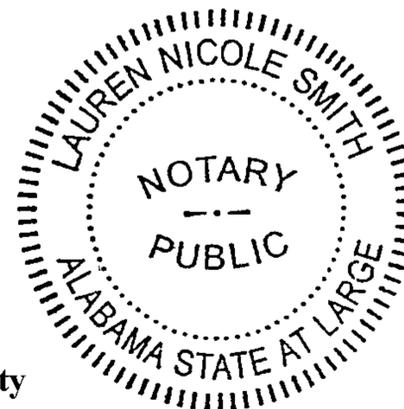
Given under my hand this the 31st day of March, 2025.

Lauren Nicole Smith
Notary Public

MY COMMISSION EXPIRES:
02/09/2028

My commission expires: _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 09:43:49 AM
\$84.50 BRITTANI
20250401000095860



Allen S. Bayl