

(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:
THI XUAN THAO NGUYEN AND
KHANH TRAN DUY PHAM
424 SOUTHLEDGE ROAD
BIRMINGHAM, AL 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 **TEN AND 00/100 DOLLAR (\$10.00) 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, **THI XUAN THAO NGUYEN, a divorced woman and KHANH TRAN DUY PHAM, a single woman**, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **THI XUAN THAO NGUYEN, a divorced woman and KHANH TRAN DUY PHAM, 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 1-600, according to the Amended Map of Highland Lakes, 1st Sector, Phase 6, an Eddleman Community, as recorded in Map Book 50, Pages 49 A, B, C, D and E in the Probate Office of 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 as Instrument #1994-07111, First Amendment to Declaration as recorded in Instrument #1996-17543 and Second Amendment as recorded in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, First Sector, recorded in Instrument #1994-07112, Supplementary Declaration and Amendment to the Declaration as recorded in Instrument No. 20151230000442930, First Amendment to Declaration as recorded in Instrument No. 20190125000027330, Second Amendment to Declaration recorded in Instrument 20200123000029590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

The above property is conveyed subject to:

1. Ad Valorem taxes due and payable for the year 2025 and subsequent years.
2. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #1994-07111, amended in Instrument #1996-17543 and further amended in Inst. #1999-31095; in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes

Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

3. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, First Sector, as recorded in Instrument #1994-07112; Supplementary Declaration and Amendment as recorded in Instrument No. 20151230000442930 First Amendment to Declaration as recorded in Instrument No. 20190125000027330, Second Amendment to Declaration as recorded in Instrument 2020012300029590 in the Probate Office of Shelby County, Alabama.
4. Subdivision restrictions, limitations and conditions as set out in Map Book 50, Pages 49 A, B, C, D and E, in said Probate Office.
5. Lake easement agreement executed by Highland Lakes Properties, Ltd, and Highland Lakes Development, Ltd. providing for easements, use by others and maintenance of lake property described within Instrument No. 1993-15705.
6. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704, in said Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument #20190109000010310 and Instrument #20061012000504650, in said Probate Office.
8. Public utility easements as shown be recorded plat, including any tree bufferline as shown on recorded plat.
9. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:
 - a. Front setback: As per plot plan which must be approved by the ARC;
 - b. Rear setback: As per plot plan which must be approved by the ARC
 - c. Side setback: As per plot plan which must be approved by the ARC
10. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded Deed Book 149, page 80; Deed Book 173, page 364, and Real Volume 31, page 355, in said Probate Office.
11. Restrictions, Covenants, Conditions, Limitations, Reservations, Mineral and Mining rights and rights incident thereto and Release of Damages recorded in Instrument 2019012500027340 and Instrument 2019021200045630, in the Probate Office of Shelby County, Alabama.
12. Shelby Cable Agreement as recorded in Instrument #1997-19422.
13. Declaration of Easement for Lake as recorded in Instrument #20050825000439370, refiled in Instrument #20131218000483630, in the Probate Office of Shelby County, Alabama.
14. Permits and easement to Southern Bell Telephone and Telegraph Company, recorded in Deed Book 327, Page 454, Deed Book 339, Page 403 and Deed Book 326, Page 580, in the Probate Office of Shelby County, Alabama.
15. Grant of Land Easement for Underground services to Alabama Power Company as recorded in Instrument #20180103000000020 and Instrument #20180103000000030, in the Probate Office of Shelby County, Alabama.

Grantee agrees to observe and perform all obligations imposed upon said Grantees pursuant to the Declarations, including but not limited to the obligation to pay assessments levied on the property herein conveyed in accordance with the Declarations.

Subject property is located in Shelby County, Alabama.

Approximately \$315,000.00 of the consideration herein was derived from a mortgage that will continue to remain under Grantor and Grantee name.

Property address: 424 Southledge Road, Birmingham, AL 35242.

Preparer makes no warranty as to correctness of description or ownership of the premises.

Title was not examined by the preparer of this deed. No survey was provided. No tax advice was given.

Legal description provided by Grantees.

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 14TH day of April, 2025.



THI XUAN THAO NGUYEN
Grantor



KHANH TRAN DUY PHAM
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **THI XUAN THAO NGUYEN, a divorced woman and KHANH TRAN DUY PHAM, a single woman**, 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 14TH day of April, 2025.

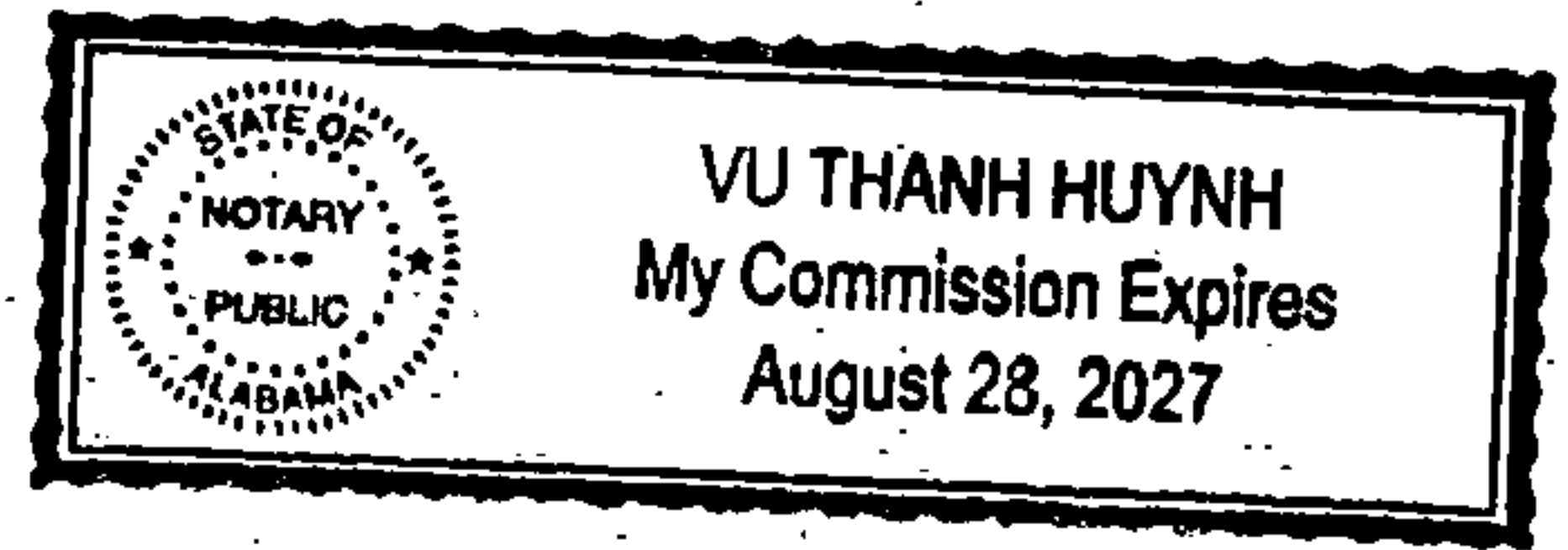


20250414000111300 4/5 \$958.00
Shelby Cnty Judge of Probate, AL
04/14/2025 02:54:40 PM FILED/CERT



Notary Public

My commission expires:  _____



Real Estate Sales Validation Form

20250414000111300 5/5 \$958.00
Shelby Cnty Judge of Probate, AL
04/14/2025 02:54:40 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S.

Grantor's Name THI XUAN THAO NGUYEN AND
Mailing Address KHANH TRAN DUY PHAM
424 SOUTHLEDGE ROAD
BIRMINGHAM, AL 35242

Grantee's Name THI XUAN THAO NGUYEN AND
Mailing Address KHANH TRAN DUY PHAM
424 SOUTHLEDGE ROAD
BIRMINGHAM, AL 35242

Property Address 424 SOUTHLEDGE ROAD
BIRMINGHAM, AL 35242

Date of Sale 4/14/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 923,100

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
☐ Closing Statement

☐ Appraisal
☐ Other

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 4/14/2025

Print THI XUAN THAO NGUYEN AND KHANH TRAN DUY PHAM

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1