

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2025-7932

Send Tax Notice To:
Phuong Mai Thi Nguyen-Hicks
4146 Old Cahaba Parkway
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$280,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Carol Wilson Clem, a married woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Phuong Mai Thi Nguyen-Hicks, an unmarried woman (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 50, according to the Survey of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

NOTE: This property is NOT the homestead of the Grantor or his spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs, executors and assigns forever.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEE, its heirs, executors, and assigns forever, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 4th day of June, 2025.

x Carol W. Clem
Carol Wilson Clem

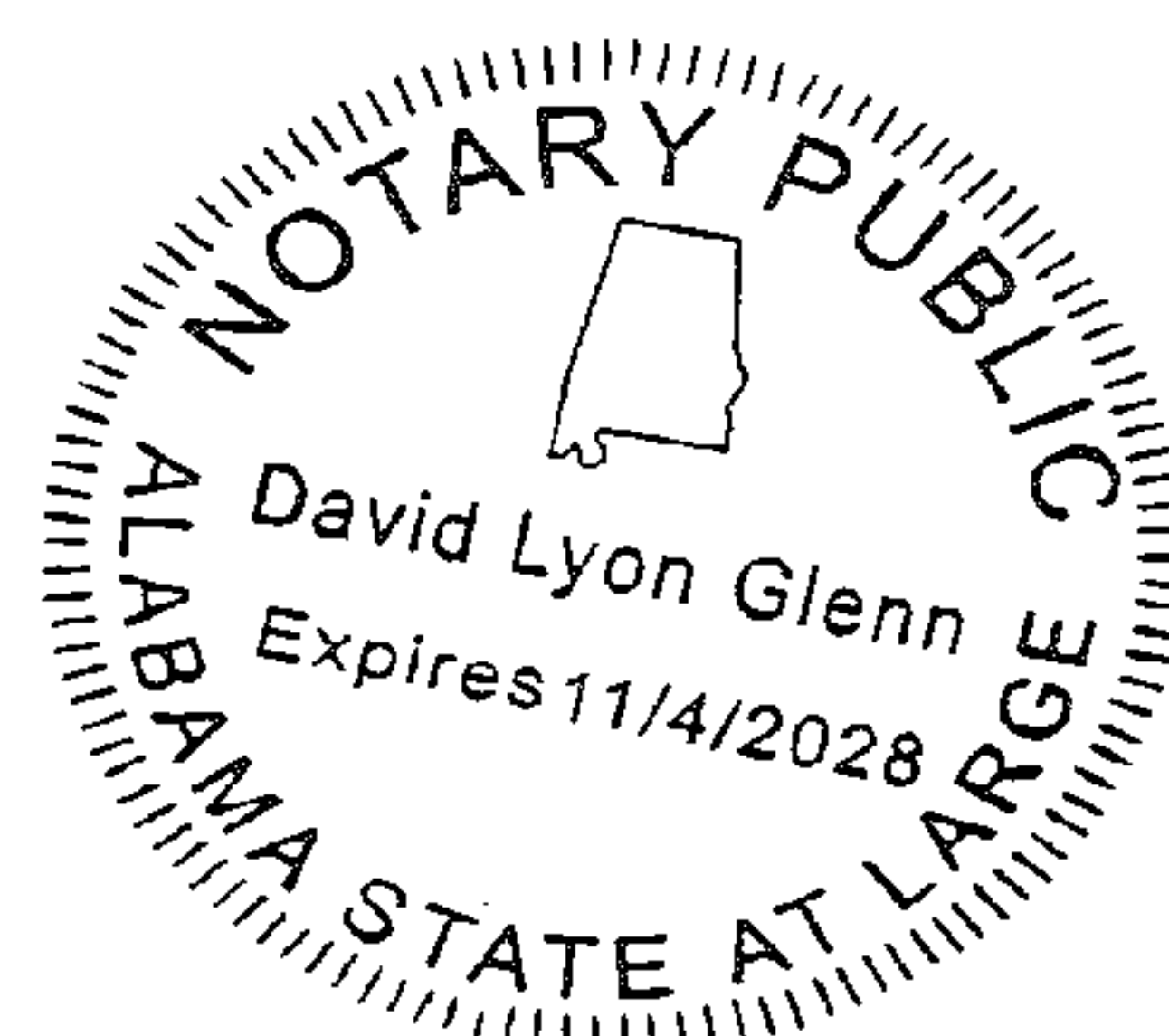
State of Alabama
County of Jefferson

I, David Lyon Glenn, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carol Wilson Clem, 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/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2025.

David Lyon Glenn

Notary Public: David Lyon Glenn
My Commission Expires: November 4, 2028



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carol Wilson Clem
 Mailing Address 355 Hathaway Lane
Odenville, AL 35120

Grantee's Name Phuong Mai Thi Nguyen-Hicks
 Mailing Address 4146 Old Cahaba Pkwy
Helenai AL 35226

Property Address 316 Stoney Trail
Alabaster, AL 35114

Date of Sale JUN 04 2025
 Total Purchase Price \$280,000.00
 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).

Name: Carol Wilson Clem

Date: 4th day of June, 2025

Carol W Clem
 Carol Wilson Clem

[Signature] (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 08:31:24 AM
\$305.00 JOANN
20250605000171780

Allie S. Boyd