



20250702000200600 1/3 \$420.00
Shelby Cnty Judge of Probate, AL
07/02/2025 08:51:53 AM FILED/CERT

(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 KIM YEN HUYNH
DUNG CHI HUYNH
KIM THI HUYNH
216 BELMONT WAY
CHELSEA, AL 35043

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 KIM YEN HUYNH, a divorced woman, DUNG CHI HUYNH, a married man, DIRK EDWIN M VERVOORT, a married man and KIM THI HUYNH, a divorce woman** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **THI KIM YEN HUYNH, a divorced woman, DUNG CHI HUYNH, a married man, DIRK EDWIN M VERVOORT, a married man** (herein referred to as Grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 259, according to the Plat of The Village at Polo Crossings, Sector II, as recorded in Map Book 49, pages 3, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

1. This conveyance is subject to real estate taxes and assessments for the year 2025 and subsequent years.
2. This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.
3. Grantee, Thi Kim Yen Huynh is Fifty percent (50%) fee simple owner of said real property.
4. Grantee, Dung Chi Huynh is Twenty-Five percent (25%) fee simple owner of said real property.
5. Grantee, Dirk Edwin M Vervoort is Twenty-Five percent (25%) fee simple owner of said real property.
6. Subject property is located in Shelby County, Alabama.
7. Property address: 216 Belmont Way, Chelsea, AL 35043.
8. Preparer makes no warranty as to correctness of description or ownership of the premises.

Shelby County, AL 07/02/2025
State of Alabama
Deed Tax: \$390.00

9. Title was not examined by the preparer of this deed. No survey was provided.
No tax advice was given.
10. 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.

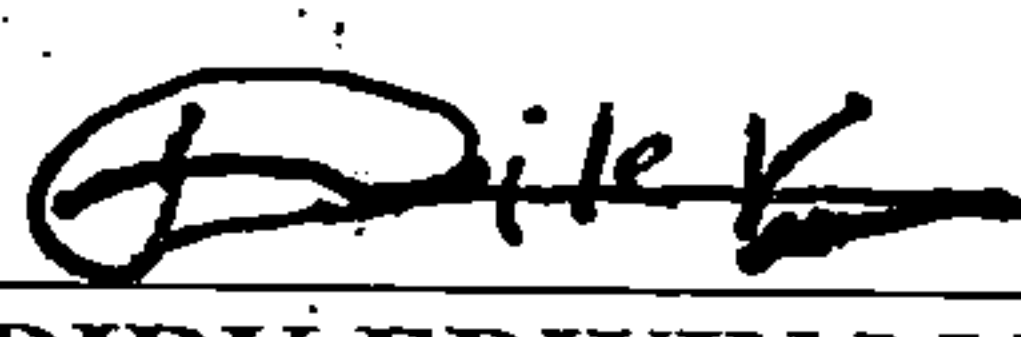
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),
this 26th day of JUNE, 2025.



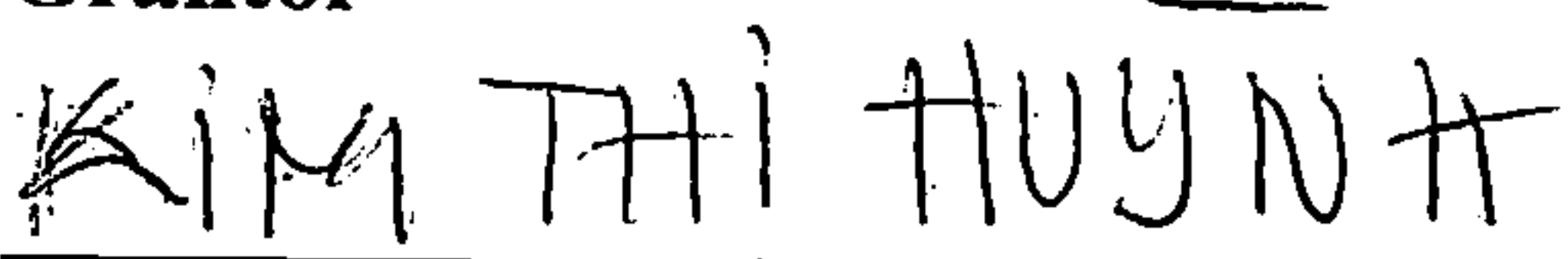
THI KIM YEN HUYNH
Grantor



DUNG CHI HUYNH
Grantor



DIRK EDWIN M VERVOORT
Grantor



KIM THI HUYNH
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

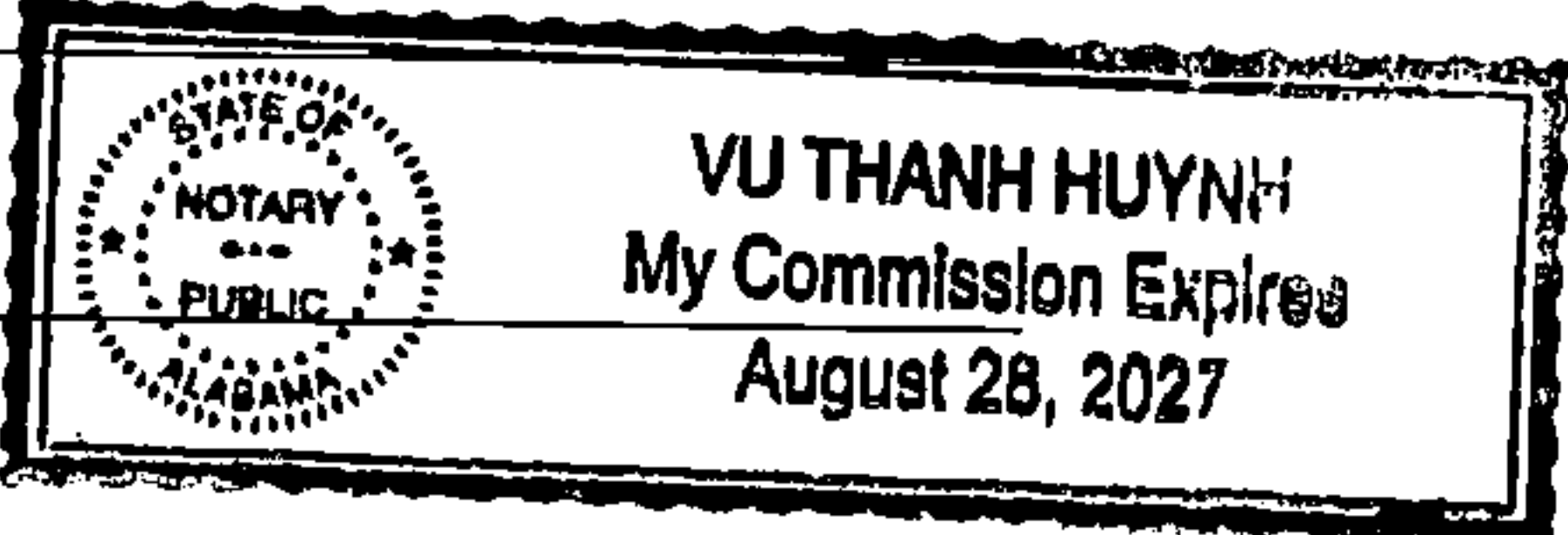
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **THI KIM YEN HUYNH, a divorced woman, DUNG CHI HUYNH, a married man, DIRK EDWIN M VERVOORT, a married man and KIM THI HUYNH, a divorce 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 26th day of June, 2025.



Notary Public
My commission expires: _____



STATE OF ALABAMA
NOTARY PUBLIC
VU THANH HUYNH
My Commission Expires
August 28, 2027

Real Estate Sales Validation Form

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

Grantor's Name HI KIM YEN HUYNH & DUNG CHI HUYNH
Mailing Address DIRK EDWIN M VERVOORT & KIM THI HUYNH
216 BELMONT WAY
CHELSEA, AL 35043

Grantee's Name THI KIM YEN HUYNH & DUNG CHI HUYNH
Mailing Address DIRK EDWIN M VERVOORT
216 BELMONT WAY
CHELSEA, AL 35043

Property Address 216 BELMONT WAY
CHELSEA, AL 35043

Date of Sale 06/18/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 390,000.00

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
☐ 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 a

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).

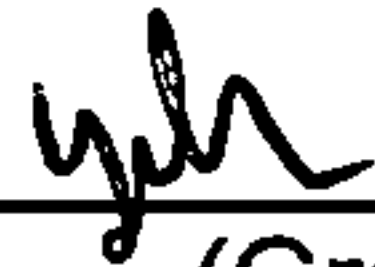
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print THI KIM YEN HUYNH

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one