

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 380345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JOHN ISAAC SOUTHERLAND and JENNY PATTERSON
SOUTHERLAND
1038 Legacy Drive
Hoover, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$525,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ANH DAO NGUYEN LE and DUNG KHAC LE, wife and husband, and NGUYEN ANH LE, an unmarried man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JOHN ISAAC SOUTHERLAND and JENNY PATTERSON SOUTHERLAND, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 4 Sector "C", according to the Survey of "The Homestead", as recorded in Map Book 8 Page 167 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 8 Page 167, Book 3 page 840 and Instrument No. 1994-29117 in the Probate Office.
3. Restrictive Covenants and Easement to Alabama Power Company as set out in Book 57 page 62 in the Probate Office.
4. Flood rights to Alabama Power Company as to water elevation contour levels.
5. Riparian and other rights created by the fact that the land fronts on Coosa River.

\$420,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of July, 2025.


ANH DAO NGUYEN LE


DUNG KHAC LE

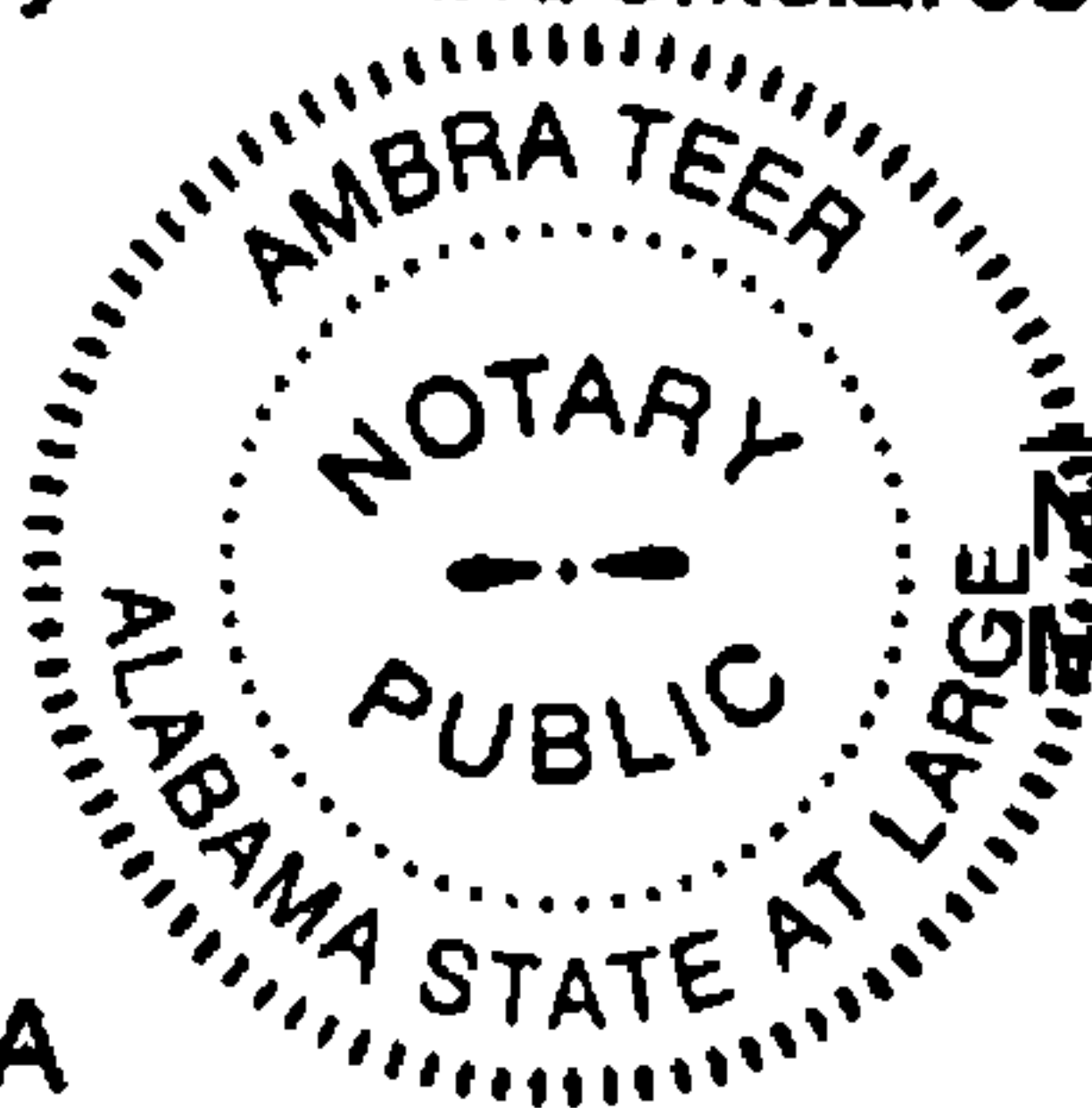

NGUYEN ANH LE

BY: Anh Dao Nguyen Le, as his true and lawful Attorney-in-Fact as per Specific Durable Power of Attorney dated _____ and filed simultaneously herewith

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ANH DAO NGUYEN LE and DUNG KHAC LE, wife and husband, whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2025.



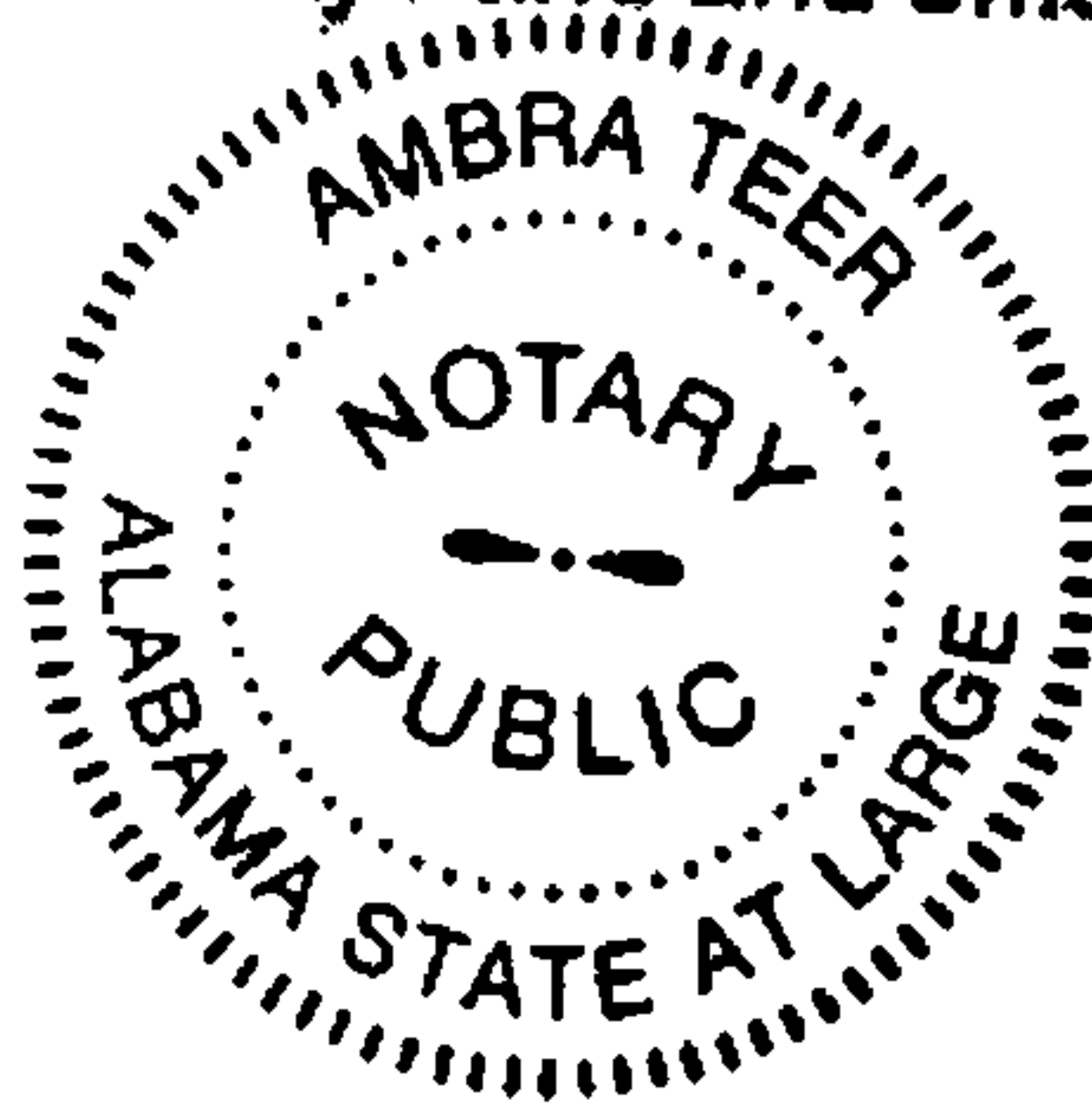

NOTARY PUBLIC
My Commission Expires: 5/29/2028

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ANH DAO NGUYEN LE whose name as Attorney-in-Fact for NGUYEN ANH LE, as

per Specific Durable Power of Attorney, 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 she, as such Power of Attorney and with full authority, executed the same voluntarily on the day the same bears date on behalf of NGUYEN ANH LE.

Given under my hand and official seal this 28th day of July, 2025.



Ambra Teer
NOTARY PUBLIC
My Commission Expires: 5/29/2028

Grantor's Name:
ANH DAO NGUYEN LE and DUNG KHAC LE, wife and husband, and NGUYEN ANH LE, an unmarried man

Mailing Address:

118 Thoroughbred Lane
Alabaster AL 35007

Property Address:

205 McClure Drive
Wilsonville, AL 35186

Grantee's name:
JOHN ISAAC SOUTHERLAND and
JENNY PATTERSON SOUTHERLAND

Mailing Address:

1038 Legacy Drive
Hoover AL 35242

Date of Sale: _____, 2025

Total Purchase Price: \$525,000.00

or

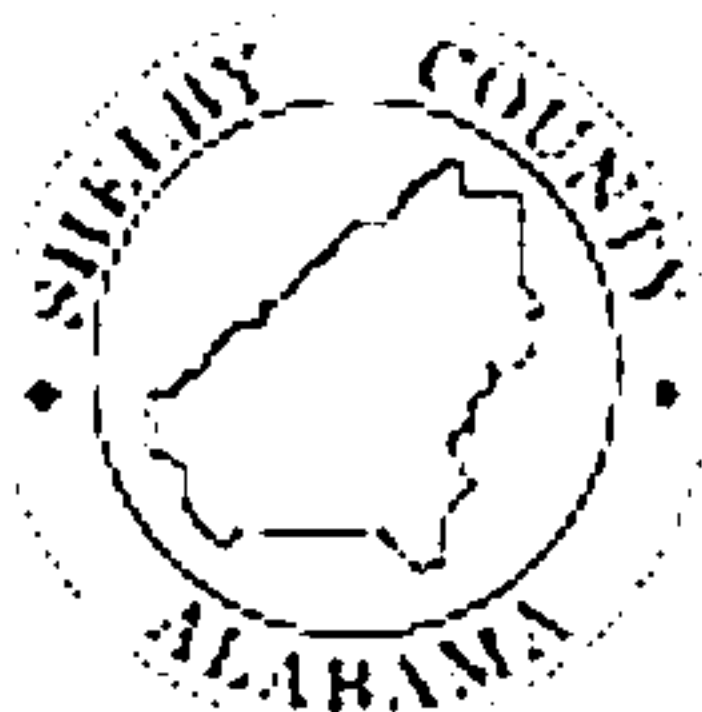
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2025 12:39:45 PM
\$134.00 BRITTANI
20250728000228460

Allen S. Bayl