

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Tram V. Vo
300 Old Highway 25 E.
Columbiana, AL 35051

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Eighty Thousand And No/100 Dollars (\$80,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Secretary of Housing and Urban Development

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Tram V. Vo and Nguyen T. Vo and Giang Vo

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 1, according to the map and survey of Pine Hill Trace, as recorded in Map Book 49, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Diana Alon
who is authorized to execute this conveyance, hereto set his/her signature and seal, this the
November 7th 2025.

Secretary of Housing and Urban Development

BY:

IT'S Diana Alon

California
STATE OF ALABAMA
COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Diana Alon, whose name as Asset manager for the
Secretary of Housing and Urban Development, 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/she executed the same voluntarily and in his/her capacity and with full authority on the day the same
bears date.

Given under my hand and official seal on 7th day of November, 2025.

Notary Public

My commission expires: Dec 8 ,2025

**Jurat
(California)**

Title of Document: Special Warranty Deed

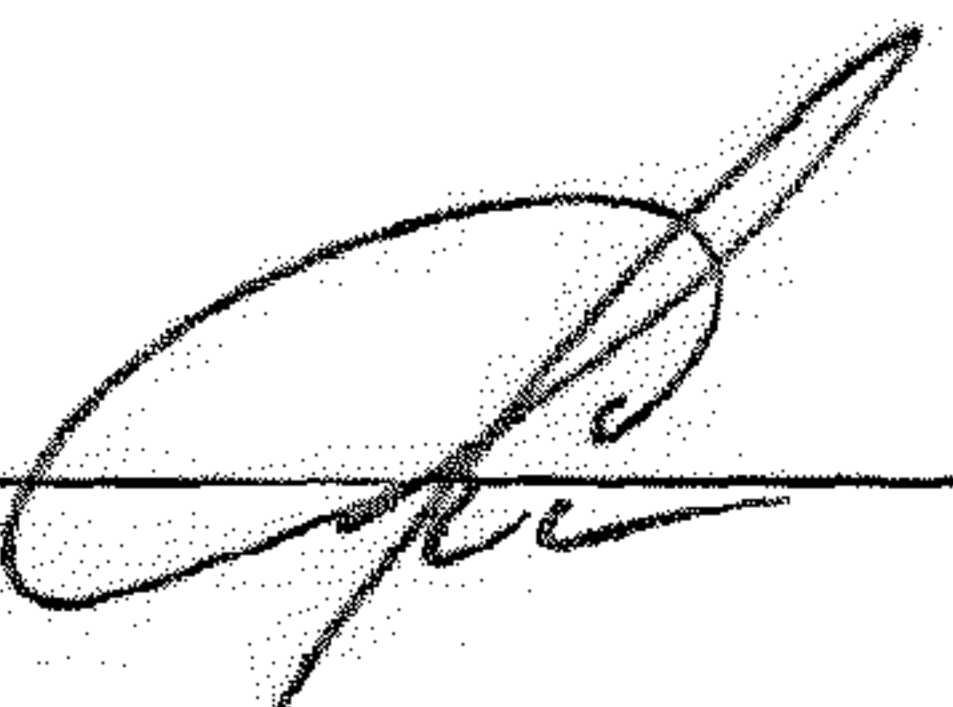
Date of Document: 11/07/2025

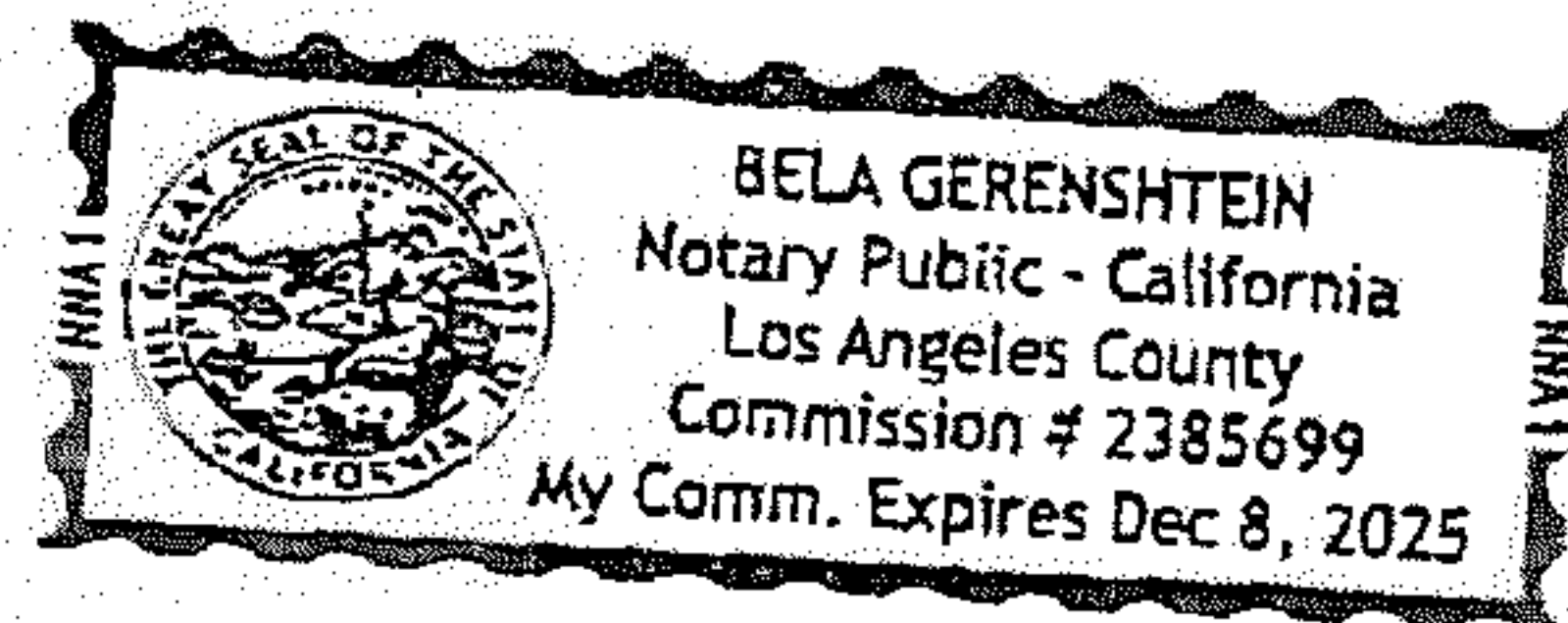
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) SS.

Subscribed and sworn to (or affirmed) before me on
this 7th day of November, 2025
by Diana Alon,

proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature 



(This area for notary stamp)

Real Estate Sales Validation Form

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

Grantor's Name	Secretary of Housing and Urban Development	Grantee's Name	Tram V. Vo, Nguyen T. Vo, and Giang Vo
Mailing Address	451 7th Street SW Washington, DC 20410	Mailing Address	300 Old Highway 25 E. Columbiana, AL 35051
Property Address	300 Old Highway 25 E. Columbiana, AL 35051	Date of Sale	November 10, 2025
		Total Purchase Price	\$80,000.00
		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
☐ 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

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.

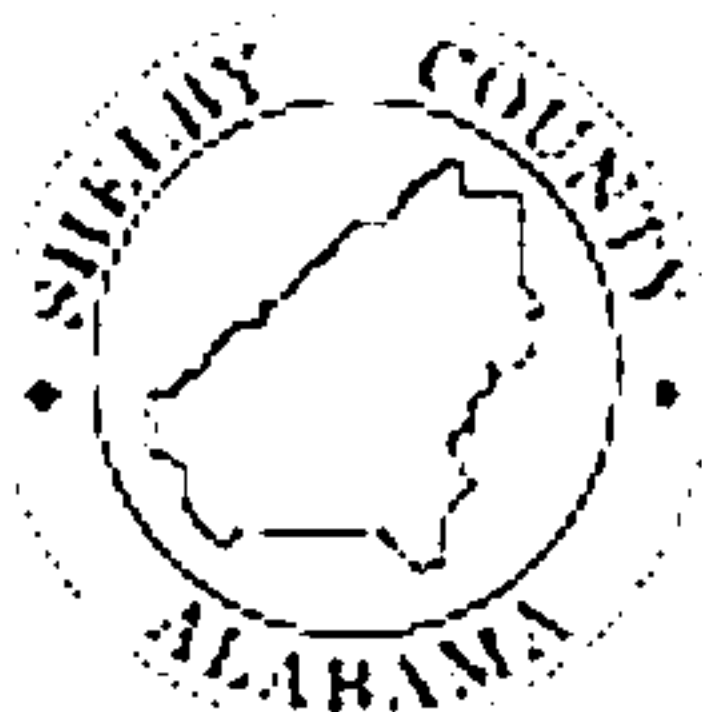
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: November 10, 2025

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2025 10:07:11 AM
\$33.00 KELSEY
20251112000346830

Allen S. Bayl