

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF SURVEY OR
TITLE SEARCH BY:
Kim Quyen Huynh, Esq.
The KQH Law Firm, LLC
2231 Victory Lane, Suite 200
Hoover, AL 35216

SEND TAX NOTICE TO:
Oanh Hoang Thi Ho
2000 Stonecreek Ct
Helena, AL 35080-8013

WARRANTY DEED



20251208000373780 1/4 \$363.00
Shelby Cnty Judge of Probate, AL
12/08/2025 10:41:49 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW BY ALL MEN THESE PRESENTS, that in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is whereby acknowledged, we, **OANH HOANG THI HO AND TUYEN NGOC NGUYEN**, herein referred to as Grantors, do hereby Grant, Bargain, Sell, and Convey unto **TUYEN NGOC NGUYEN AND OANH HOANG THI HO**, Trustees of **NGUYEN AND HO FAMILY TRUST**, dated December 1, 2025 (herein referred to as Grantee), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

LOT 1781, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 5, AS RECORDED IN MAP BOOK 34 AT PAGE 53 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 2000 STONECREEK CT, HELENA, AL 35080-8013

PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.

Subject to easement, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTORS herein grant full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other

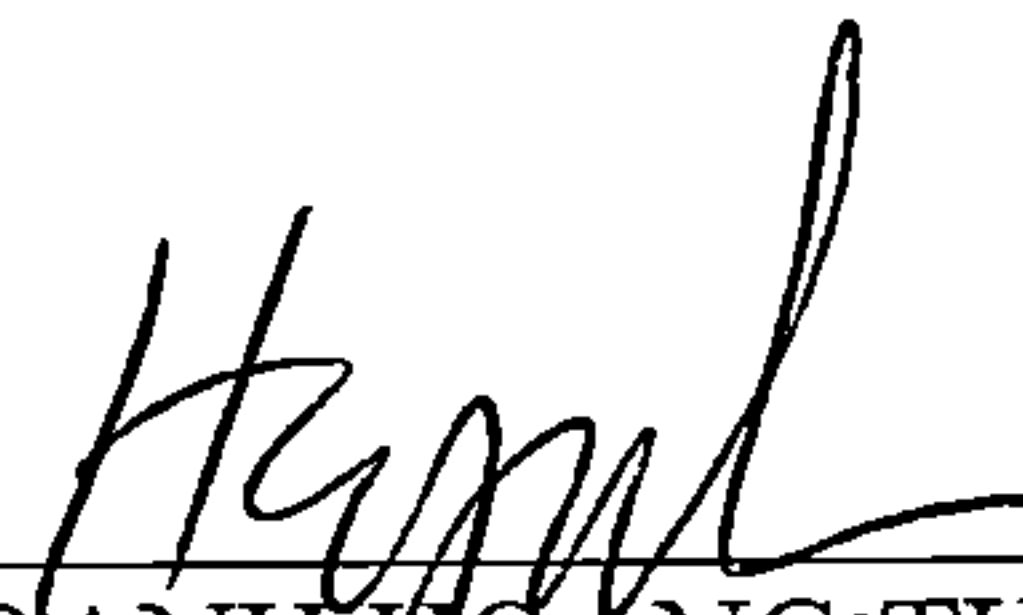


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party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor Trustee(s) shall be required to see its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set our hand and seal this 1st of December, 2025.

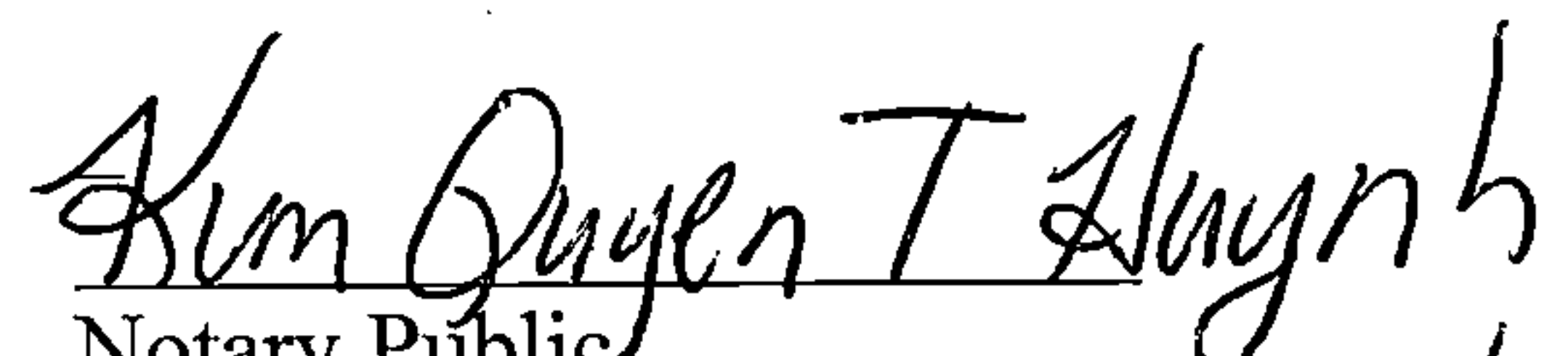

OANH HOANG THI HO


TUYEN NGOC NGUYEN

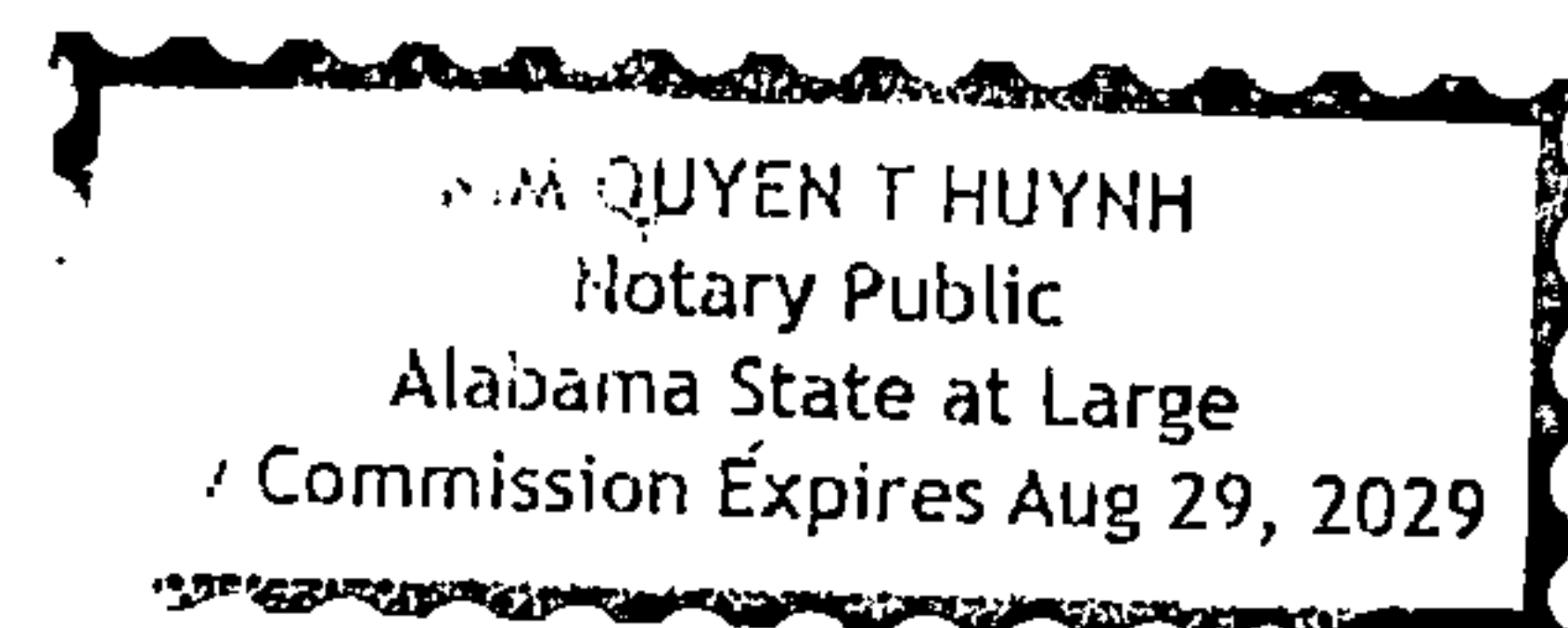
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that OANH HOANG THI HO, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.


Notary Public
My Commission Expires: August 29, 2029

STATE OF ALABAMA)
COUNTY OF SHELBY)





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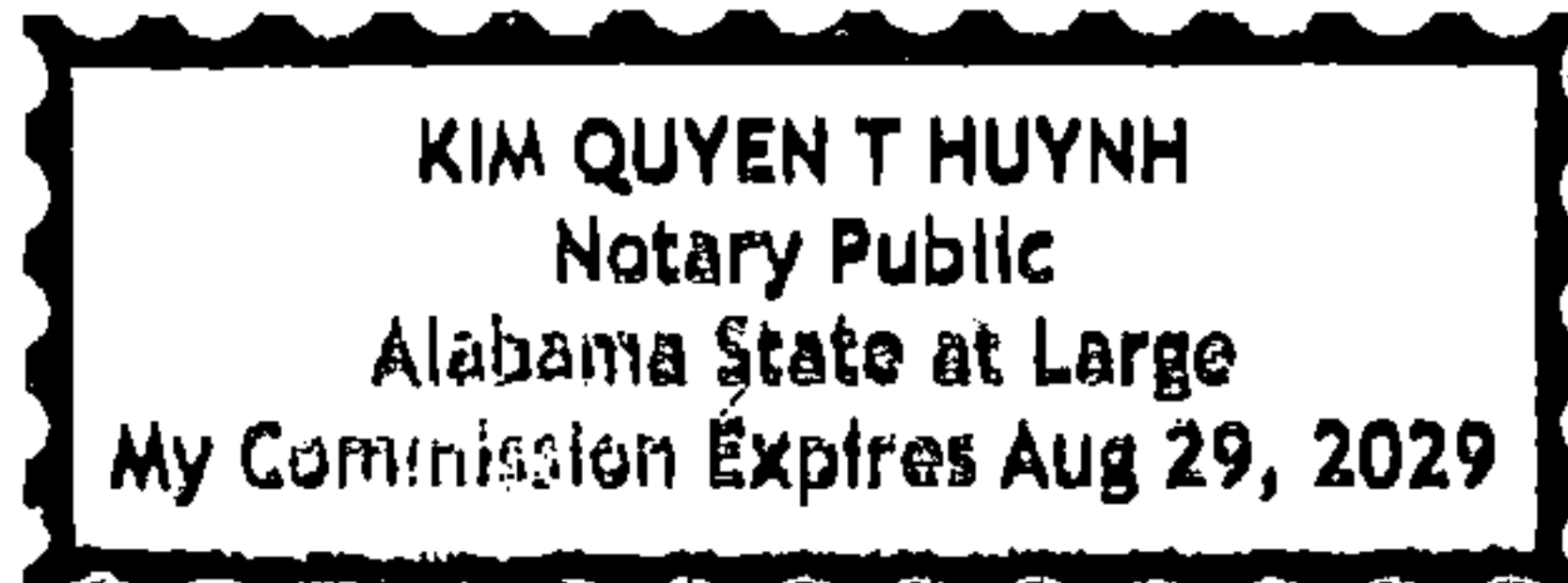
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TUYEN NGOC NGUYEN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.

Kim Quyen T Huynh

Notary Public

My Commission Expires: August 29, 2029



Real Estate Sales Validation Form

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

Grantor's Name Danh Hoang Thi Ho
Mailing Address Tuyen Ngoc Nguyen
2000 Stonecreek Ct
Helena, AL 35080-8013

Grantee's Name Tuyen Ngoc Nguyen & Danh Hoang
Mailing Address Thi Ho Trustees of Nguyen
and Ho Family Trust
2000 Stonecreek Ct
Helena, AL 35080-8013

Property Address 2000 Stonecreek Ct
Helena, AL 35080-8013

Date of Sale 12/01/2025
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 330,600



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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 _____

Print Hang

Unattested

Sign

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1