

Send tax Notice to: 2224 Hawksbury Ln Les Downtown LLC

Birmingham, AL 35226

QUIT CLAIM DEED

TITLE ORDER NO. ESCROW NO. APN NO.

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ _____ CITY TAX \$ _____ X
computed on full value of property conveyed, or computed on full value less value of liens or
encumbrances remaining at time of sale,

Unincorporated area: City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Thanh Le; an individual** of 2224 Hawksbury LN, Hoover, AL 35226

hereby GRANT(s) to

Les Downtown LLC, Binh Nguyen, Manager, of 2224 Hawksbury Lane, Birmingham,
AL 35226

the following described real property in the County of Jefferson, State of
Alabama: see attached legal description if required

Commonly known as 1104 Morning sun Dr. Birmingham AL 35242, parcel ID **10 1 01 0
991 106.000.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with
all and singular rights, privileges, tenements, appurtenances, and improvements
unto the said Grantee, its heirs and assigns forever.

This property is not grantor's homestead.

Dated

02/22/2021

Thanh Le

Shelby County, AL 02/22/2021
State of Alabama
Deed Tax: \$95.50

20210222000088030 1/3 \$123.50
Shelby Cnty Judge of Probate, AL
02/22/2021 02:20:14 PM FILED/CERT

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 Alabama

COUNTY OF Jefferson

On February 22nd, 2020, before me, Jared J. Yarchak, personally appeared Thanh Le, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

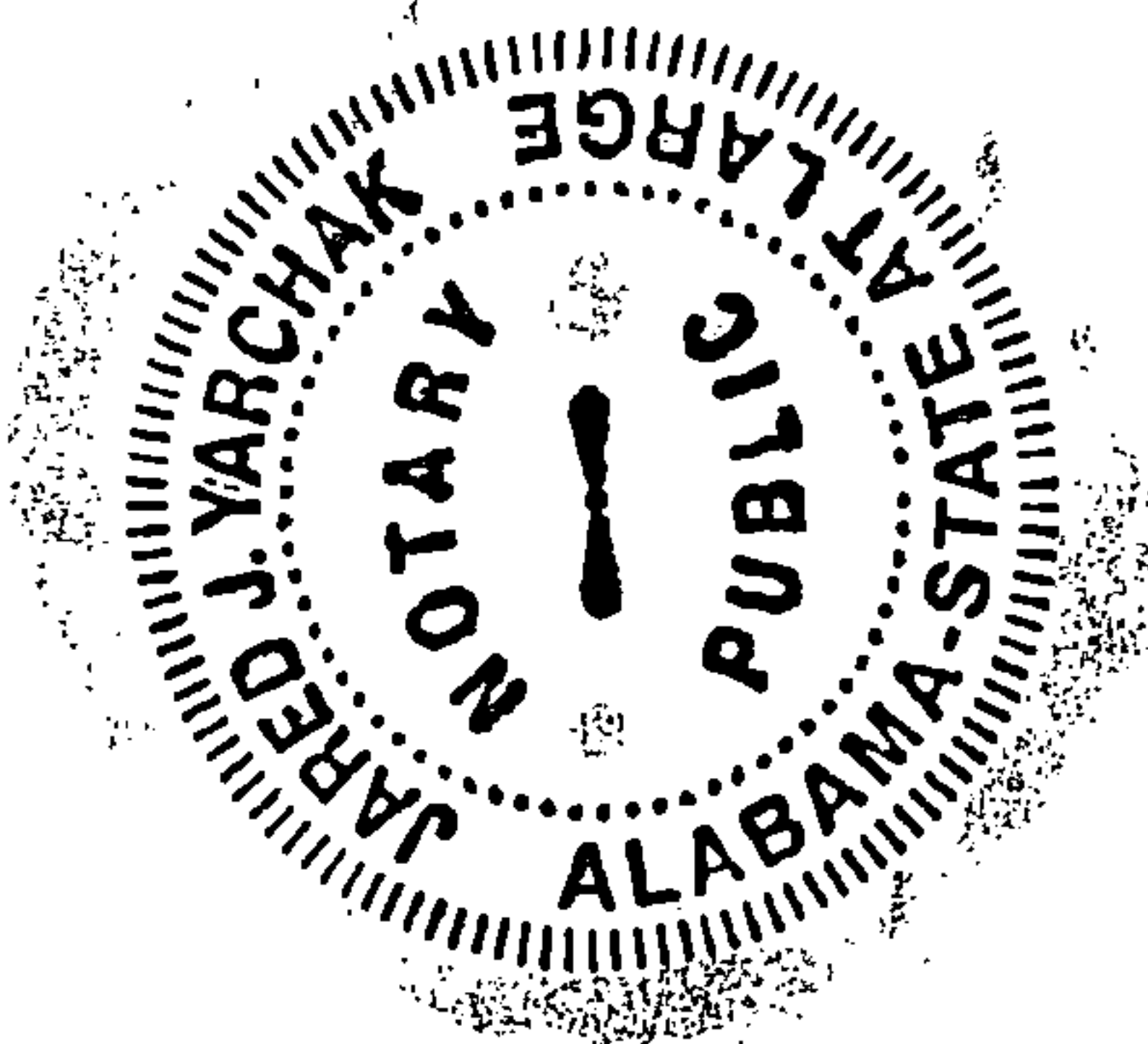
I certify under PENALTY OF PERJURY under the laws of the State of Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

Jared J. Yarchak

(Seal) GRNTDEED.DOC



20210222000088030 2/3 \$123.50
Shelby Cnty Judge of Probate, AL
02/22/2021 02:20:14 PM FILED/CERT



DON ARMSTRONG
PROPERTY TAX COMMISSIONER
ASSESSMENT RECORD - 2020

P. O. BOX 1269
COLUMBIANA, ALABAMA 35051
Tel: (205) 670-6900
Printed On: 2/22/2021

PARCEL: 10 1 01 0 991 106.000
CORPORATION: I
OWNER: CARMICHAEL JESSICA
C/O LE THANH
ADDRESS: 2224 HAWKSURRY LN
HOOVER, AL 35226
EXEMPT CODE:
OVER 65 CODE:
PROP. CLASS: 02
OVR ASD VALUE:

MUN CODE: 01 COUNTY
EXM OVERRIDE AMT: \$0
HS YEAR: 0

LAND VALUE 10% \$0
LAND VALUE 20% \$26,500
CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2
BLDG 01 119 \$69,000

CLASS 3

TOTAL MARKET VALUE: \$95,500

CLASS USE
FOREST ACRES: 0
PREV. YEAR VALUE: \$86,000
PARENT PARCEL:
REMARKS:
Last Modified: 7/23/2019 4:27:51 AM
SWMA_FEE
Property Address: 1104 MORNING SUN DRIVE BIRMINGHAM AL 35242
Contiguous Parcels:

ASSMT. FEE:
BOE VALUE: \$95,500



20210222000088030 3/3 \$123.50
Shelby Cnty Judge of Probate, AL
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CURR ASSMT: [NONE] MTG CODE: - LOAN: ACCOUNT NO: 11000805

Sort Code: RC00805

ASSESSMENT/TAX	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	01	\$19,100	\$124.15	\$0	\$0.00	\$124.15
COUNTY	2	01	\$19,100	\$143.25	\$0	\$0.00	\$143.25
SCHOOL	2	01	\$19,100	\$305.60	\$0	\$0.00	\$305.60
DIST SCHOOL	2	01	\$19,100	\$267.40	\$0	\$0.00	\$267.40
CITY	2	01	\$19,100	\$0.00	\$0	\$0.00	\$0.00
FOREST	02	01	\$0	\$0.00	\$0	\$0.00	\$0.00

ASSD. VALUE: \$19,100.00
Shelby Tax

\$840.40

GRAND TOTAL: \$840.40

INSTRUMENTS

INST NUMBER	DATE
20030074983000000	11/6/2003
20010004092700000	9/19/2001
20010004092400000	9/17/2001

SALES INFORMATION

SALE DATE	SALE PRICE	SALE TYPE	RATIOABLE
2/25/2020	\$75,000	Land & Building NO - 14	BOOK:2020 PAGE:0225000074260
11/6/2003	\$64,900	Land & Building YES	BOOK:2003 PAGE:0749830

LEGAL DESCRIPTION

MAP NUMBER: 10 1 01 0 000 CODE1: 48 CODE2: 00
SUB DIVISON1: HORIZON A CONDOMINIUM
SUB DIVISON2:

MAP BOOK: 28 PAGE: 141
MAP BOOK: 00 PAGE: 000

PRIMARY LOT: 1104
SECONDARY LOT:

PRIMARYBLOCK:
SECONDARYBLOCK:

1/184 INT IN COMMON AREA OR ELEMENTS

SECTION1 01	TOWNSHIP1 19S
SECTION2 00	TOWNSHIP2 00
SECTION3 00	TOWNSHIP3 00
SECTION4 00	TOWNSHIP4
LOT DIM1 0.00	LOT DIM2 0.00

RANGE1 02W
RANGE2 00
RANGE3 00
RANGE4
ACRES 0.000 SQ FT 0.000

METES AND BOUNDS:
REMARKS:

UNIT #1104 BLDG #1100

Tax Year	Entity Name.	Mailing Address
2020	CARMICHAEL JESSICA C/O LE THANH	2224 HAWKSURRY LN, HOOVER AL - 35226
2019	CARMICHAEL JESSICA	2842 BROOKLINE DR, HUEYTOWN AL - 35023
2018	CARMICHAEL JESSICA	2842 BROOKLINE DR, HUEYTOWN AL - 35023
2017	CARMICHAEL JESSICA	2842 BROOKLINE DR, HUEYTOWN AL - 35023
2016	CARMICHAEL JESSICA	2842 BROOKLINE DR, HUEYTOWN AL - 35023
2015	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2014	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2013	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2012	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2011	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2010	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2009	CARMICHAEL JESSICA	2105 MISSISSIPPI AVE, HUEYTOWN AL - 35023
2008	CARMICHAEL JESSICA	1104 MORNING SUN DRIVE, BIRMINGHAM AL - 35242
2007	CARMICHAEL JESSICA	1104 MORNING SUN DRIVE, BIRMINGHAM AL - 35242
2006	CARMICHAEL JESSICA	1104 MORNING SUN DRIVE, BIRMINGHAM AL - 35242
2005	CARMICHAEL JESSICA	1104 MORNING SUN DRIVE, BIRMINGHAM AL - 35242
2004	HORIZON CONDOMINIUM DEVELOPMENT INC C/O JESSICA CARMICHAEL	1104 MORNING SUN DRIVE, BIRMINGHAM AL - 35242