



20080215000062590 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
02/15/2008 12:22:38PM FILED/CERT

Shelby County, AL 02/15/2008
State of Alabama

Deed Tax: \$200.00

After Recording Return to:)
Recording Requested by &)
When Recorded Return To:)
US Recordings, Inc.)
2925 Country Drive)
St. Paul, MN 55117)

40040509-05 -----Above This Line Reserved For Official Use Only-----

80640016

Mail Tax Statements to:
Hao P. Nguyen
Tam Phan
435 Forest Lakes Drive
Sterrett, AL 35147

Tax ID: 09 5 22 0 007 026.000

QUITCLAIM DEED

(the purpose of this deed is to add family member to title)

STATE OF ALABAMA

Value \$200,000.00

COUNTY SHELBY

KNOW ALL MEN BY THESE PRESENTS, I, HAO P. NGUYEN also known as Hao Nguyen, "a single man" (marital status was omitted in deed recorded on August 26, 2005 in book 20050926, page 000499170), residing at 435 Forest Lakes Drive, Sterrett, Alabama 35147, (hereinafter called GRANTORS) that for and in consideration of the sum of _____

One and Zero /100 DOLLARS (\$ 1.00)

_____) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to HAO P. NGUYEN, a single man and his mother, TAM PHAN, a married woman, residing at 435 Forest Lakes Drive, Sterrett, Alabama 35147, (hereinafter called GRANTEES) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 179, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL BUILDING AND SETBACK LINES, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PARCEL CONVEYED TO HAO NGUYEN FROM AMERICAN HOMES AND LAND CORPORATION, BY VIRTUE OF A DEED DATED 9/22/2006, RECORDED 9/26/2005, IN DEED BOOK 20050926, PAGE 000499170, COUNTY OF SHELBY, STATE OF ALABAMA.

PROPERTY ADDRESS: 435 Forest Lakes Drive, Sterrett, Alabama 35147

THE LEGAL DESCRIPTION WAS OBTAINED FROM A PREVIOUSLY RECORDED INSTRUMENT

TO HAVE AND TO HOLD to said **GRANTEES** forever.

Given under my hand this 22 day of October, 2007.

GRANTOR:

Hao P. Nguyen by Sheila Allen in fact
HAO P. NGUYEN * by *Sheila Allen*
Attorney in Fact

also known as Hao Nguyen

STATE OF ~~ALABAMA~~ ^{Pennsylvania} } COUNTY OF Allegheny }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HAO P. NGUYEN also known as Hao Nguyen, Grantor, 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 and the same bears dated.


by Sheila Allen as Attorney in fact
Given under my hand and official seal this the 22 day of October, 2007.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Magda Esposito, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 4, 2009
Member, Pennsylvania Association of Notaries

Magda Esposito
NOTARY PUBLIC *Magda Esposito*
My Commission Expires *10/4/09*

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING**

Prepared under the supervision of:
Robert H. Brogden, Esq.
Ozark, Alabama 36360
By: Laws Specialty Group, Inc. 866-755-6300


U42848509-18EC02
QUIT CLAIM DEED