

20140307000063120 1/3 \$247.00
Shelby Cnty Judge of Probate, AL
03/07/2014 10:50:31 AM FILED/CERT

Quitclaim Deed

This instrument was prepared by: Van T. Nguyen

THE STATE OF ALABAMA

Shelby COUNTY

Know All Men by These Presents: That for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid to the undersigned the receipt whereof is hereby acknowledged, the undersigned Van T. Nguyen and Sandy D. Nguyen hereby remises, releases, quitclaims, grants, sells, and conveys to Sandy D. Nguyen (hereinafter called Grantee) all his (her) right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

"See Attached Exhibit A"

To have and to hold the said Grantee forever.

Given this 1st Day of January, 2013.

The undersigned: Van T. Nguyen Van T. Nguyen

Sandy D. Nguyen Sandy D. Nguyen

The Grantee: Sandy D. Nguyen Sandy D. Nguyen

Shelby County, AL 03/07/2014
State of Alabama
Deed Tax: \$227.00

Prepared by: Van Nguyen

166 Bonnie Blue Ln
Columbiana, AL 35051

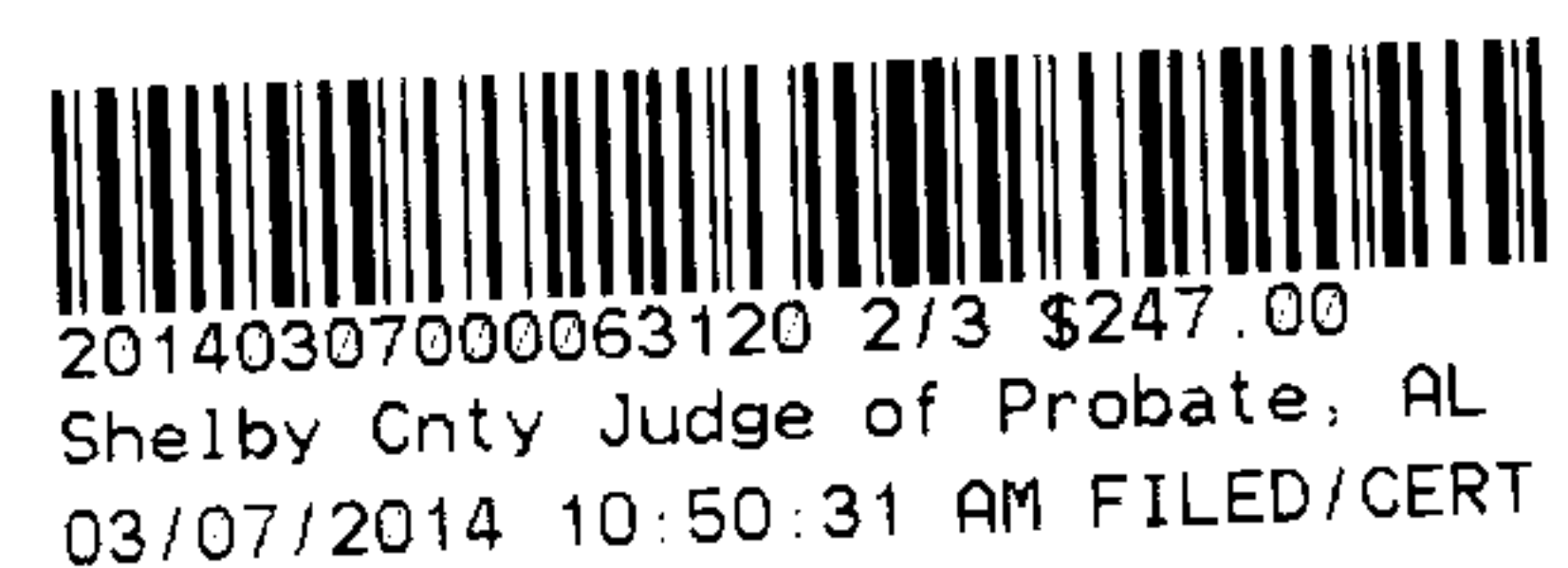
"Exhibit A"
Legal Description

LOT 8, ACCORDING TO THE SURVEY OF TARA SUBDIVISION, SECTION ONE, AS RECORDED IN MAP BOOK 24 PAGE 72 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

TOGETHER WITH THE NON-EXCLUSIVE USE OF A 50 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, ACCORDING TO SURVEY RECORDED IN MAP BOOK 24 PAGE 72 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Prepared by: Van Nguyen
166 Bonnie Blue Ln
Columbiana, AL 35051



Real Estate Sales Validation Form

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

Grantor's Name Van T Nguyen
Mailing Address 1106 Bonnie Blue Ln
Columbiana AL
35051

Grantee's Name Sandy D. Nguyen
Mailing Address 1106 Bonnie Blue Ln
Columbiana AL
35051

Property Address 1106 Bonnie Blue Ln
Columbiana AL
35051

Date of Sale 01/01/2013
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 453,100.00
226,550

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 3/7/14

Print Van T Nguyen

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140307000063120 3/3 \$247.00
Shelby Cnty Judge of Probate, AL
03/07/2014 10:50:31 AM FILED/CERT