

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

Vu T. Huynh
Vu Law Firm, LLC
Attorney At Law
1929 Third Avenue North, Suite 200
Birmingham, AL 35203

THUY THI DIEP MAI
2178 OLD CAHABA PLACE
HELENA, ALABAMA 35080

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of a **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **CHINH MINH HOANG**, herein known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **THUY THI DIEP MAI, a divorced woman**, hereinafter called the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 406-A, according to the Resurvey of Lots 406 through 422, Amended Map of Old Cahaba, Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from Robert Dickason and Cherlyn Esteves, husband and wife to Tommy Hoang and Mydung Thi Dang, as joint tenants with right of survivorship, as described in Inst# 20060802000371870, Dated 07/27/2006, Recorded 08/02/2006 in SHELBY County Records.

Property Address is: 2178 OLD CAHABA PL., HELENA AL 35080

This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.

Tax map or parcel ID No.: 13-4-20-1-004-006.000

Subject property is located in Shelby County, Alabama.
Mortgage currently has a balance of \$120,000.00.

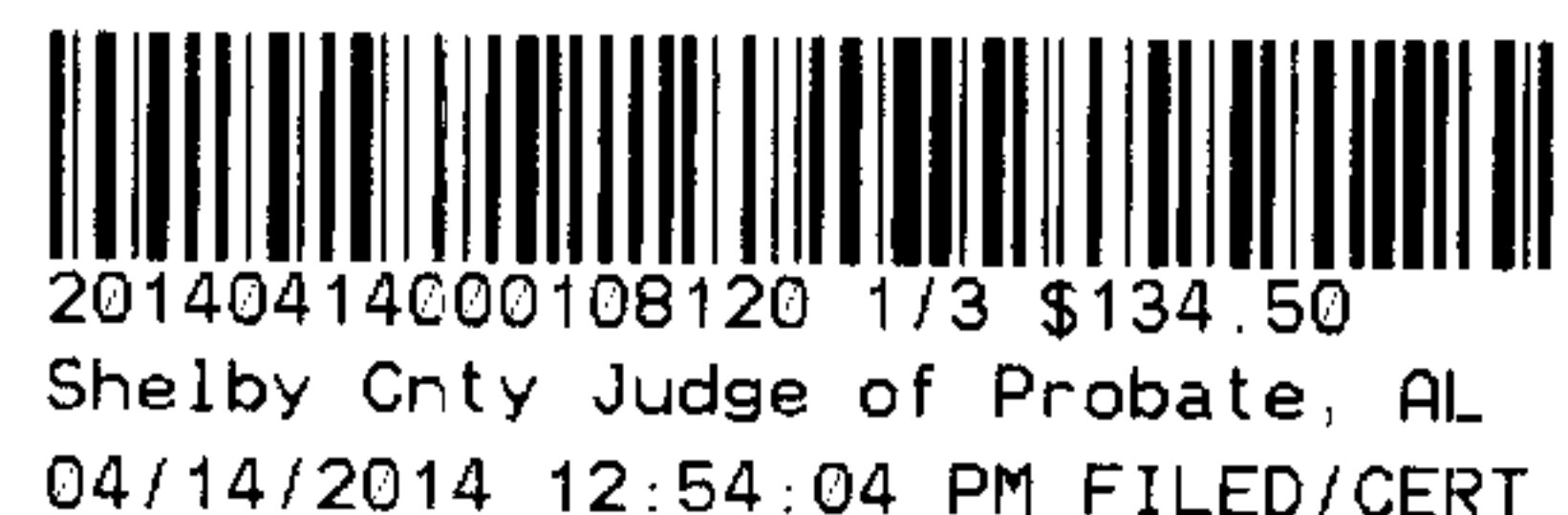
This conveyance is subject to real estate taxes and assessments for the current year and subsequent years.

Closing did not occur in the office of the attorney who prepared this instrument and without the benefit of a title search or survey.

Draftsman makes no warranty as to correctness of description or ownership of the premises.

Legal description provided by Grantee.

TO HAVE AND TO HOLD to said GRANTEE forever.



Given under my hand and seal, this the 8TH day of April, 2014.




CHINH MINH HOANG
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)


ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CHINH MINH HOANG** whose name as Grantor, 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 or she as such person or persons and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand this the 8TH day of April, 2014.



Notary Public
My commission expires: 12/16/2016


20140414000108120 2/3 \$134.50
Shelby Cnty Judge of Probate, AL
04/14/2014 12:54:04 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name CHINH MINH HUANG
Mailing Address 3000 STONECREEK TRACE
HELENA, AL 35080

Grantee's Name THUY THI DIEP MAI
Mailing Address 2178 OLD CAHABA PLACE
HELENA, AL 35080

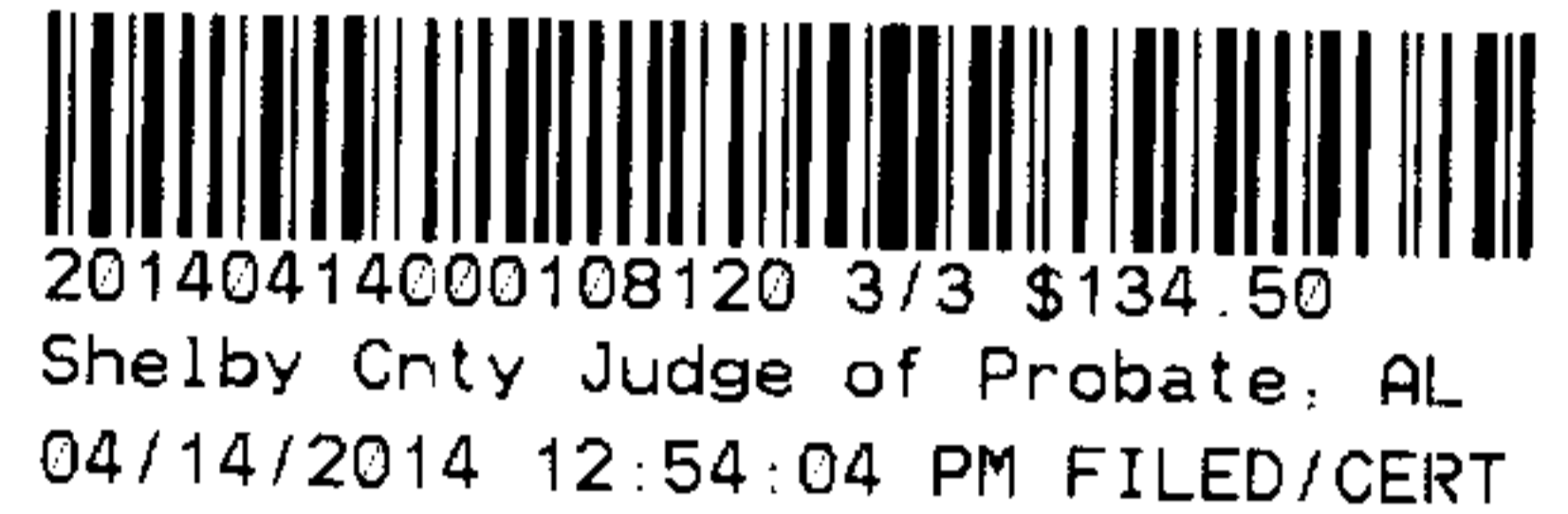
Property Address 2178 OLD CAHABA PLACE
HELENA, AL 35080

Date of Sale APRIL 8, 2014
Total Purchase Price \$ 1.00
or
Actual Value \$
or
Assessor's Market Value \$ 228,400 '12 114,200

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 4/14/2014

Print THUY THI DIEP MAI

X Unattested Karen Melsen (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one