

Prepared by:
JUL ANN. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Thuy Tien Thi Tran
1844 Stone Brook Lane
Birmingham, AL 35242


20140911000284830 1/2 \$153.00
Shelby Cnty Judge of Probate, AL
09/11/2014 10:20:27 AM FILED/CERT

This deed being prepared with benefit of title search or exam. The preparer makes no warranties regarding the status of title.

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **GUONG THANH PHAN, an unmarried man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey **his 80% interest** unto the Grantee, **THUY TIEN THI TRAN** (hereinafter referred to as Grantees), in the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

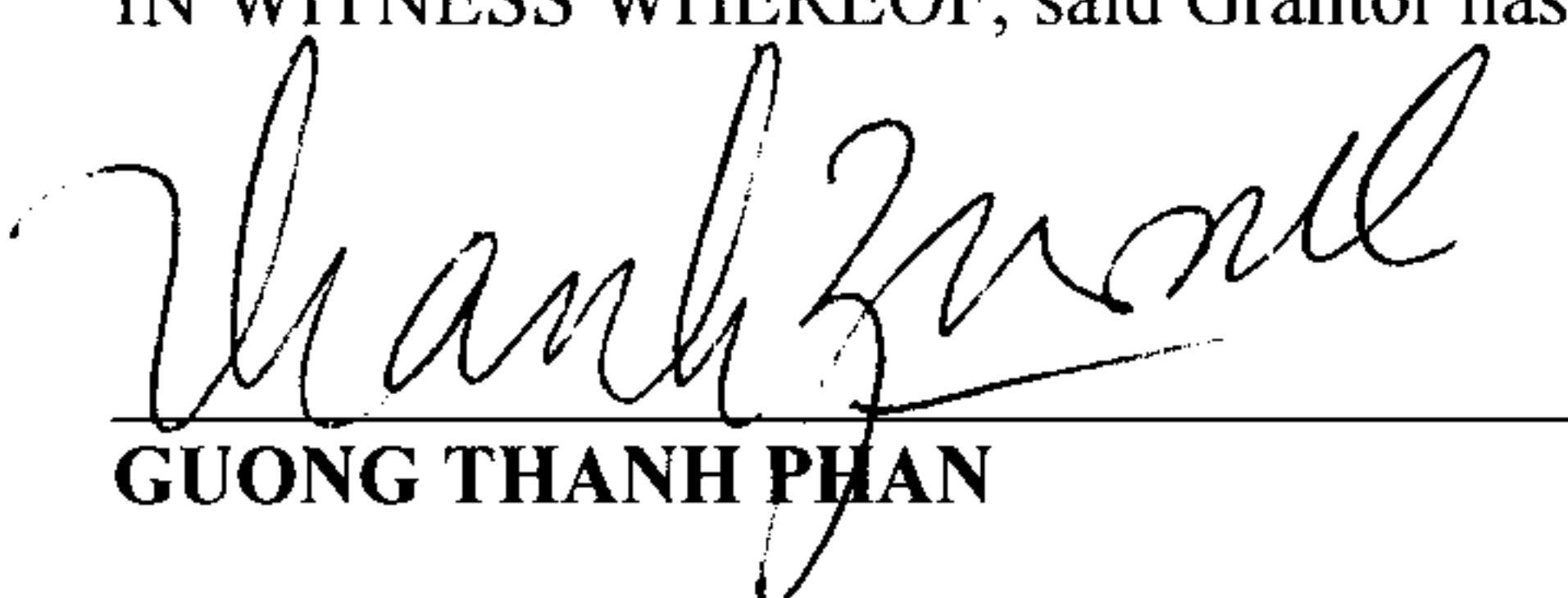
Lot 11-A, according to the Map of the The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

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, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and her heirs and assigns, forever against the lawful claims of all persons.

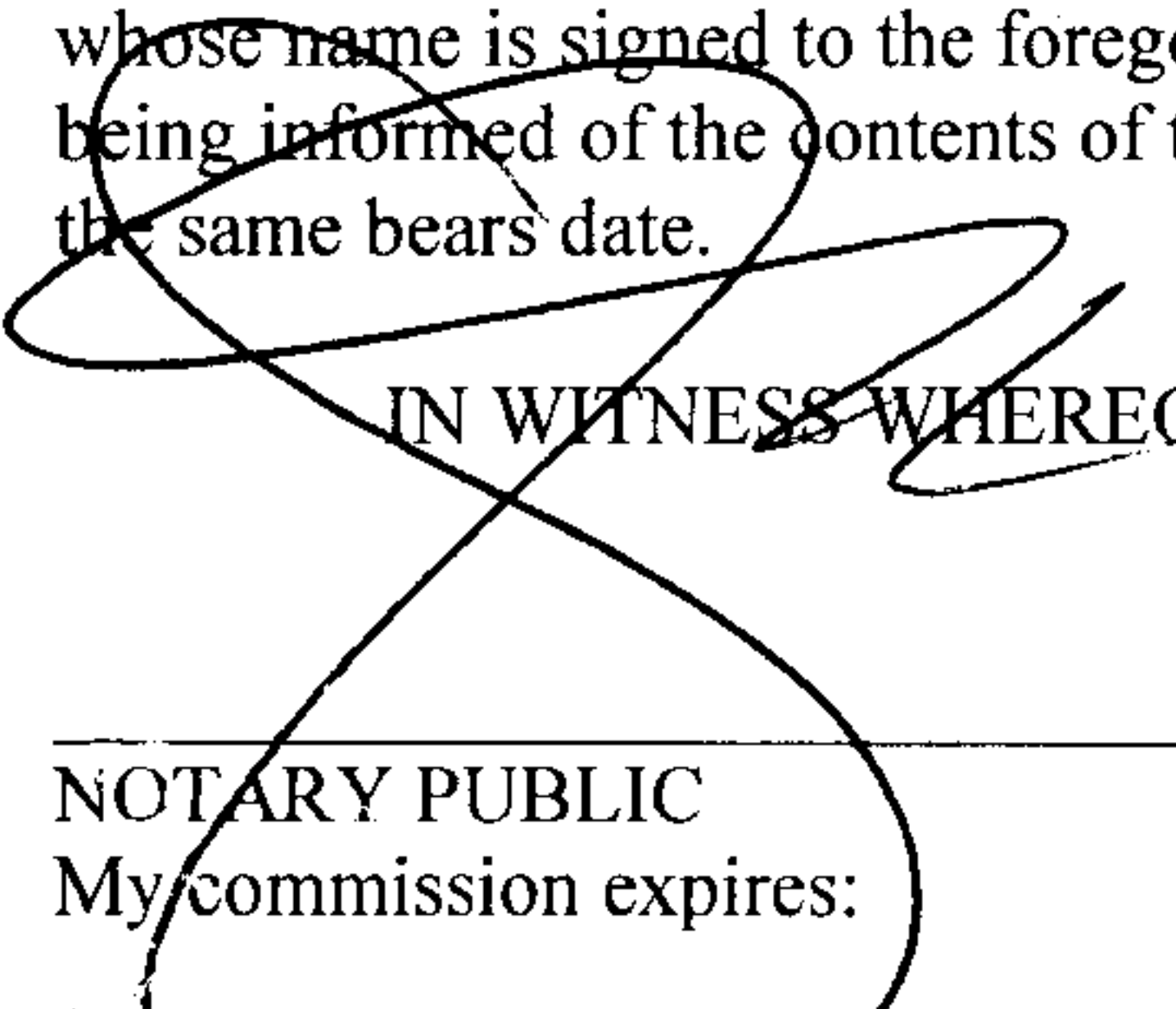
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 4th day of September, 2014.


GUONG THANH PHAN

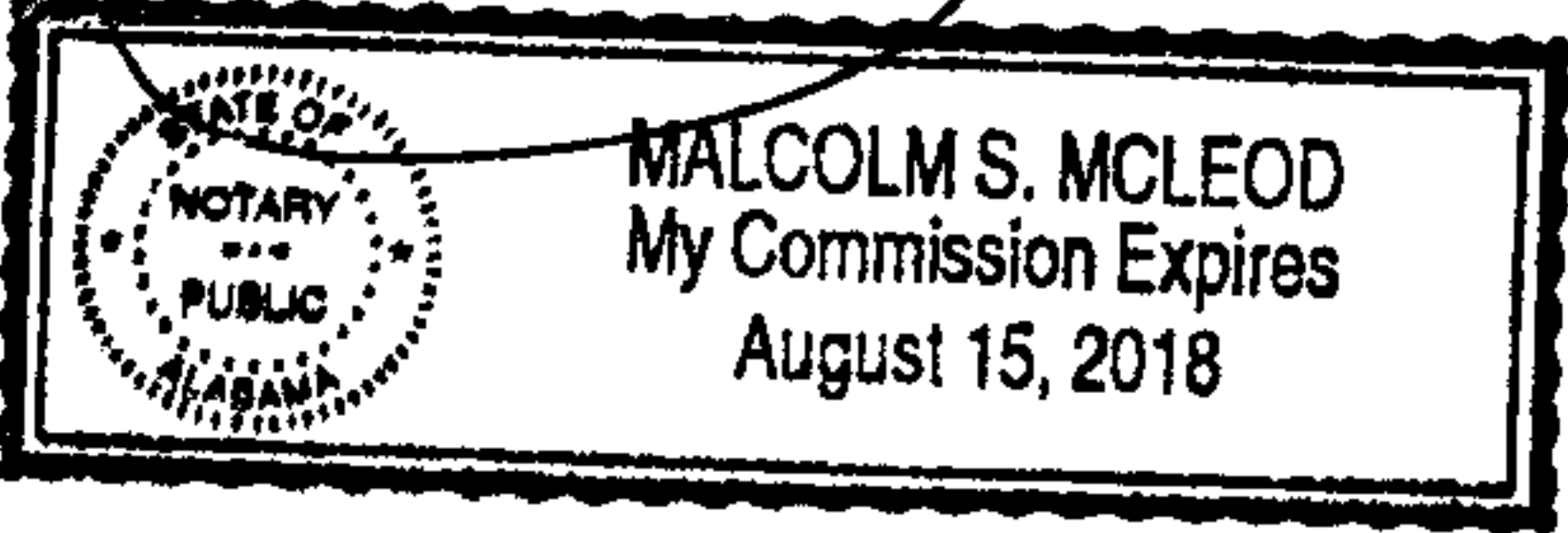
Shelby County, AL 09/11/2014
State of Alabama
Deed Tax: \$136.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GUONG THANH PHAN**, 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 instrument, he executed the same voluntarily and with full authority on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of September, 2014.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Guong Thanh Phan

Grantee's Name Thuy Tien Thi Tran

Mailing Address 1844 Stone Brook Lane
Birmingham, AL 35244

Mailing Address 1844 Stone Brook Lane
Birmingham, AL 35242

Property Address 1844 Stone Brook Lane
Birmingham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 80% of 170,000 =

\$136,000

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


20140911000284830 2/2 \$153.00
Shelby Cnty Judge of Probate, AL
09/11/2014 10:20:27 AM FILED/CERT

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 9/8/14

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one