



20141125000371120 1/3 \$244.00
Shelby Cnty Judge of Probate, AL
11/25/2014 08:20:30 AM FILED/CERT

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: _____

Name _____

Address: _____

Address _____

City/State/Zip: _____

City/State/Zip _____

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on November 24, 2014, between
Khqi Bui and Huyen Nguyen, Grantor, of _____
_____, City of Pelham, State of Alabama,
and Julie Bui, Grantee, of _____
_____, City of Pelham, State of Alabama.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 211 Beaver Crest
_____, City of Pelham, State of Alabama :

Legal located in Shelby County
Lot 55, Beaver Creek Preserve, Third Sector
211 Beaver Circle, Pelham, AL 35124

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: November 24, 2014

[Signature] [Signature]
Signature of Grantor

Khai Bui Huyen Nguyen
Name of Grantor

[Signature]
Signature of Witness #1

Jimmy Nguyen
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Khanh Bui
Printed Name of Witness #2

State of Alabama County of shelby
On November 24, 2014, the Grantor, Khai Bui & Huyen Nguyen,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Jayesh M. Patel
Notary Public State of AL
My Comm. Expires Dec. 17, 2016

Notary Public,

In and for the County of shelby State of Alabama

My commission expires: Dec 17, 2016

Seal

Send all tax statements to Grantee.

Real Estate Sales Validation Form

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

Grantor's Name Khai Bui and Huyen Nguyen
Mailing Address 211 Beaver Crest
Pelham, AL 35124

Grantee's Name Julie Bui
Mailing Address 211 Beaver Crest
Pelham, AL 35124

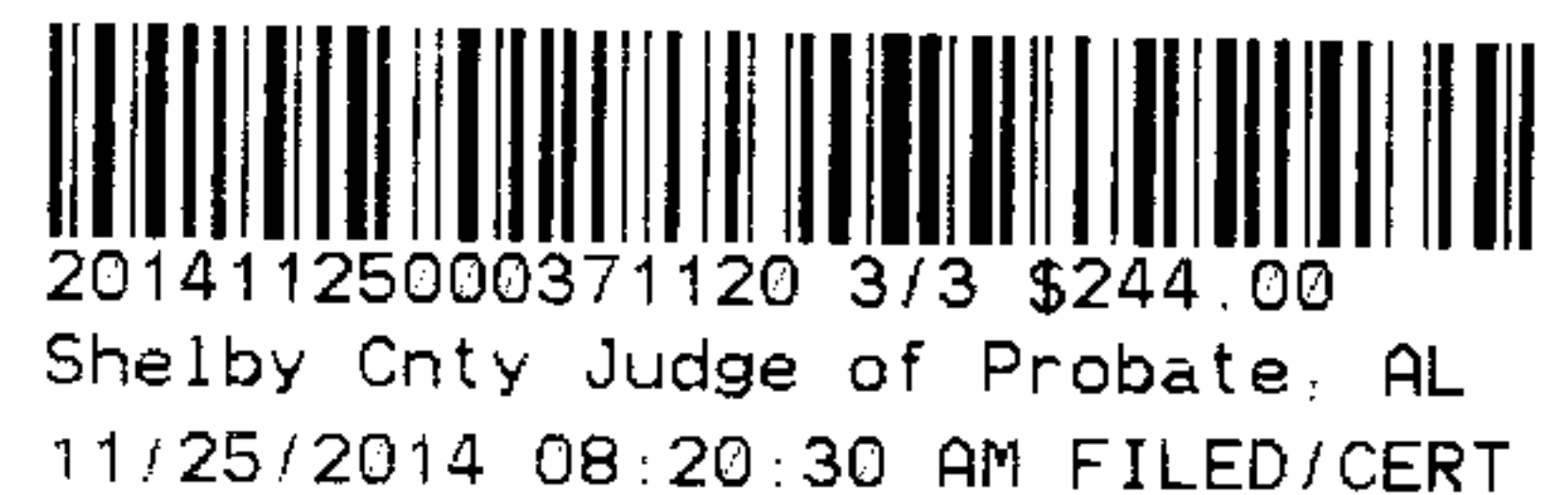
Property Address 211 Beaver Crest
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 223,700

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 11/25/14

Print Khai Bui

☒ Unattested

Karen Melsen
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one