

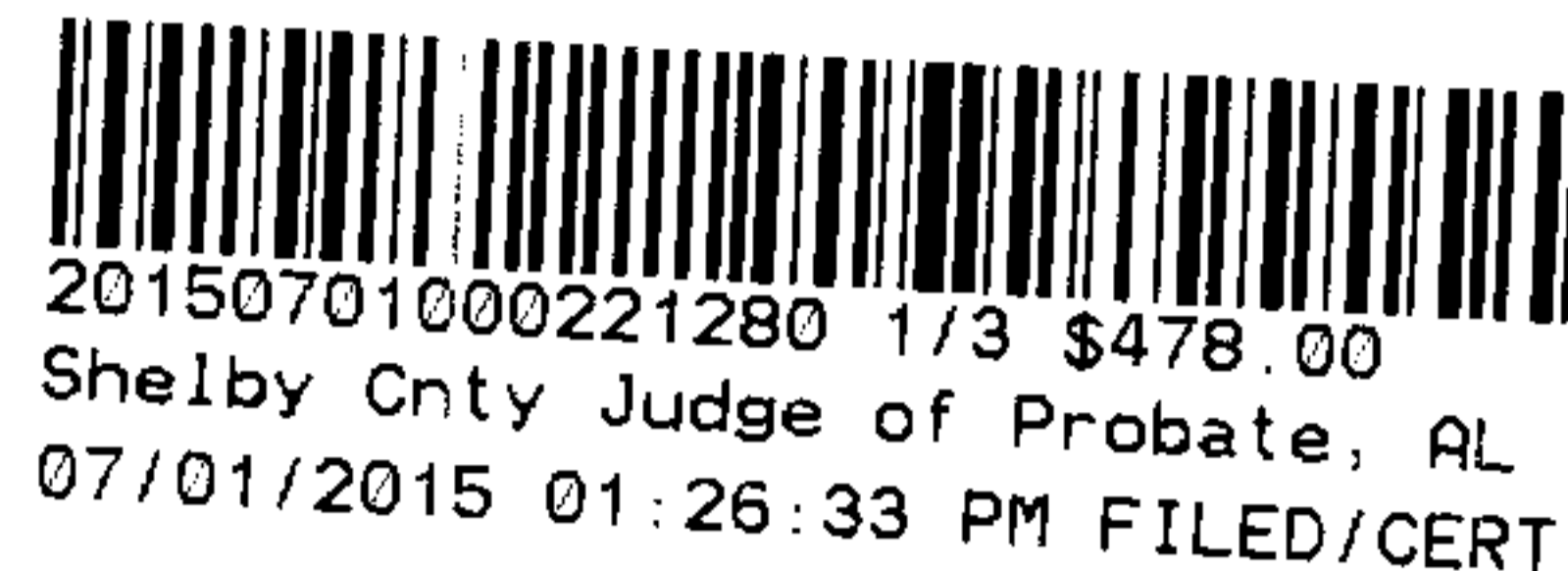
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

THUY THANH THI LE  
509 SHEFFIELD WAY  
BIRMINGHAM, ALABAMA 35242



**QUITCLAIM DEED**

Shelby County, AL 07/01/2015  
State of Alabama  
Deed Tax: \$458.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **TEN DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **TONY BUI**, herein known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **THANH THUY LE, 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 2218, according to the Map of Highland Lakes, 22<sup>nd</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22<sup>nd</sup> Sector, Phase I, recorded as Instrument No. 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

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.

Property address: 509 Sheffield Way, Birmingham, AL 35242.

Subject property is located in Shelby County, Alabama.

Approximately \$222,000.00 of the consideration herein was derived from a mortgage that will continue to remain under said Grantor and said Grantee name.

Advalorem taxes dued October 1, 2015 and thereafter.

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.

THUY THANH THI LE IS ONE AND THE SAME PERSON AS "THANH THUY LE", AS REFERENCED WITHIN THE ABOVE DESIGNATED SOURCE OF TITLE.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 29~~th~~ day of JUNE, 2015.



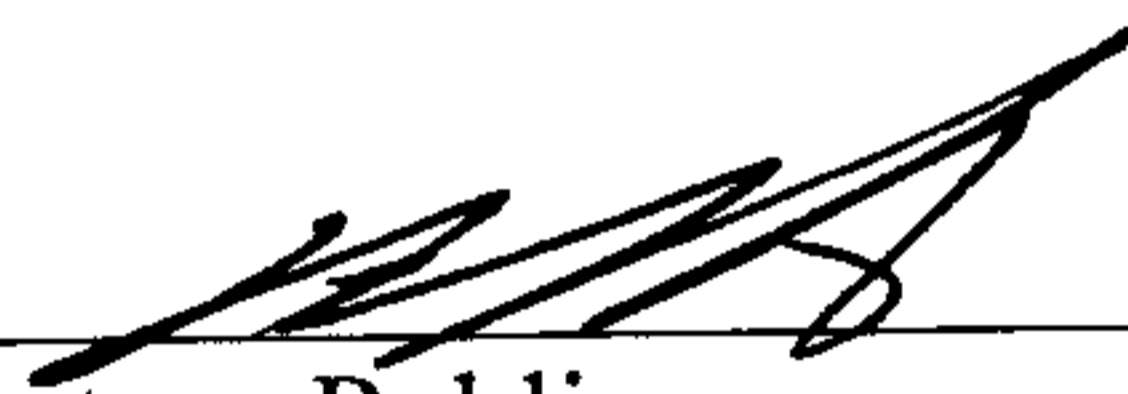
\_\_\_\_\_  
TONY BUI  
Grantor

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TONY BUI** 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 29~~th~~ day of JUNE, 2015.



\_\_\_\_\_  
Notary Public

My commission expires: 12/16/2015



20150701000221280 2/3 \$478.00  
Shelby Cnty Judge of Probate, AL  
07/01/2015 01:26:33 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 TONY RUI  
Mailing Address 509 SHEFFIELD WAY  
BERMINGHAM, AL  
35243

Grantee's Name THUY THANH LE  
Mailing Address 509 SHEFFIELD WAY  
BERMINGHAM, AL  
35242

Property Address 509 SHEFFIELD WAY  
BERMINGHAM, AL  
35242

Date of Sale JUNE 29, 2015  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 457,900

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 7/1/2015

Print THUY THANH LE

Unattested

Karen Melton  
(verified by)

Sign Thuy Thanh Le  
(Grantor/Grantee/Owner/Agent) circle one