

Shelby County, AL 02/08/2016
State of Alabama
Deed Tax: \$229.50


20160208000038770 1/5 \$255.50
Shelby Cnty Judge of Probate, AL
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Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

_____, Grantee(s)

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Signature of Preparer

Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of

Shelby, State of Alabama

by Grantor(s), Julie Bui,

whose post office address is 211 Beaver Crest Pelham, AL 35124

to Grantee(s), Kim Huyen T. Nguyen,

whose post office address is 211 Beaver Crest Pelham, AL 35124,

WITNESSETH, that the said Grantor(s), Julie Bui,

for good consideration and for the sum of One hundred dollars

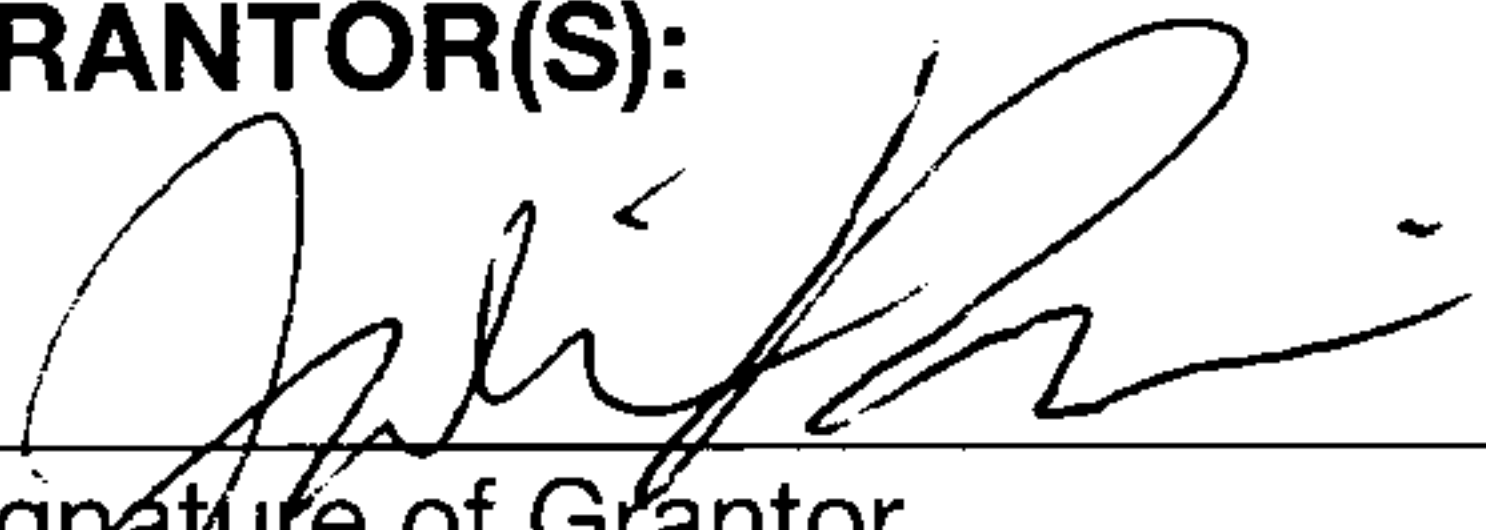
(\$ 100.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):


Signature of Grantor

Julie Bui
Print Name of Grantor


Signature of First Witness to Grantor(s)

Le Nguyen
Print Name of First Witness to Grantor(s)

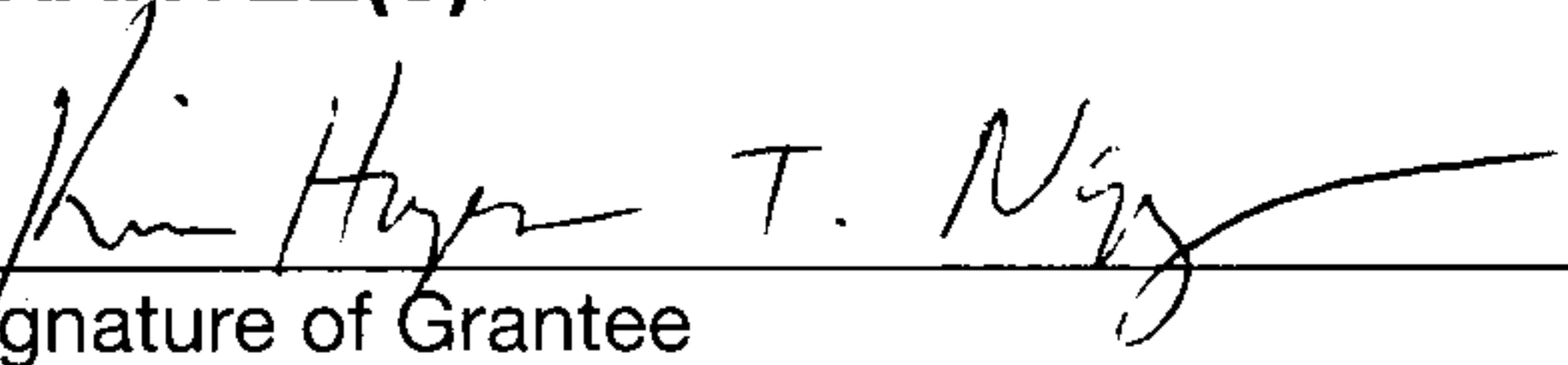
Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)


Signature of Second Witness to Grantor(s)

Mai Nguyen
Print Name of Second Witness to Grantor(s)

GRANTEE(S):


Signature of Grantee

Kim Huyen T. Nguyen
Print Name of Grantee


Signature of First Witness to Grantee(s)

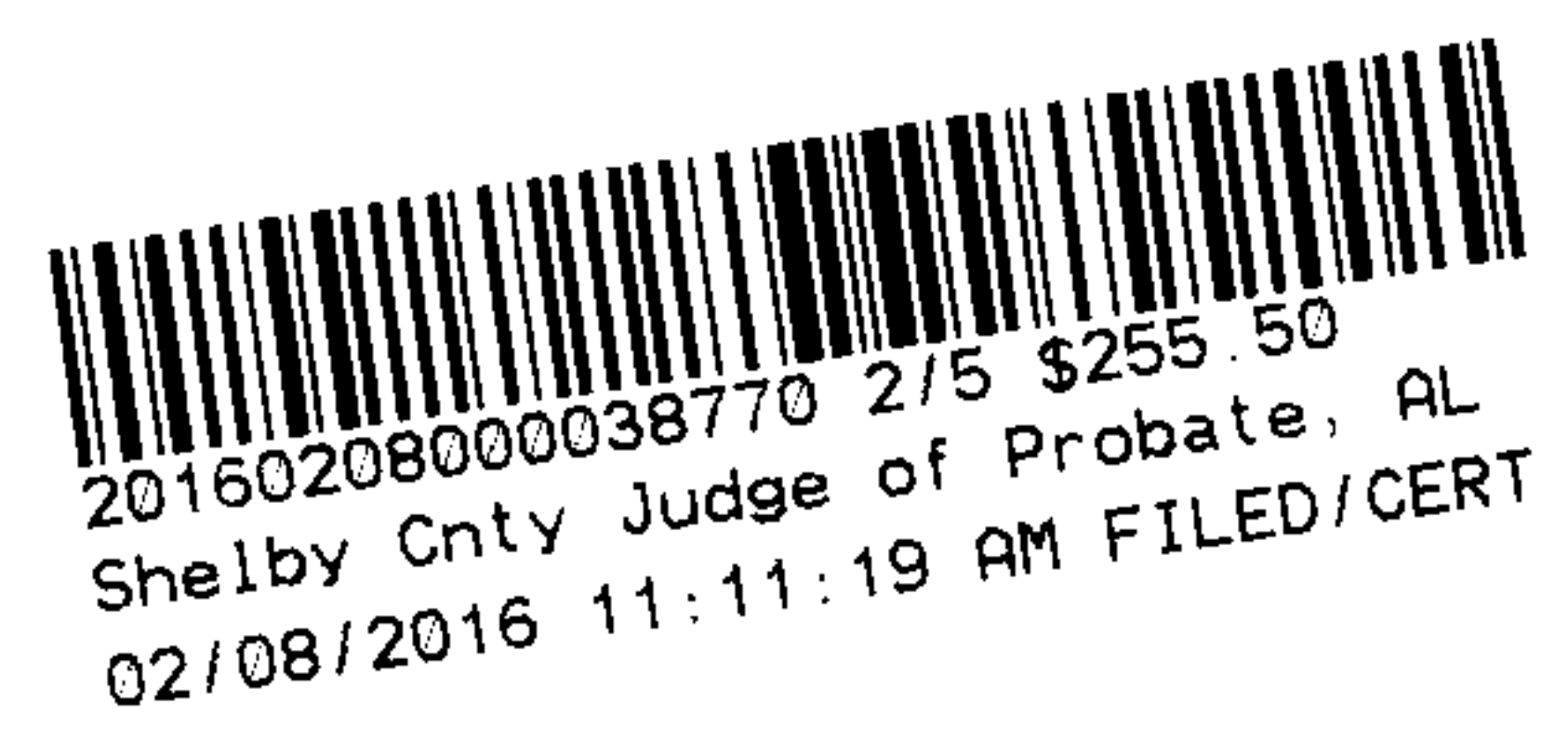
Le Nguyen
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)


Signature of Second Witness to Grantee(s)

Mai Nguyen
Print Name of Second Witness to Grantee(s)



NOTARY ACKNOWLEDGMENT

State of Alabama

County of Shelby

On Feb 8, 2016, before me, Jayesh M Patel, a notary public in and for said state, personally appeared, Kim Huyen Thi Nguyen
Julie Kim Bui

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Jayesh M Patel
Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____



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

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Exhibit "A"

Legal located in Shelby County

Lot 55, Beaver Creek Preserve, Third Sector

211 Beaver Circle, Pelham, AL 35124

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Real Estate Sales Validation Form

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

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

Grantee's Name Kim Huyen
Mailing Address T. Nguyen
211 Beaver Crest
Pelham AL 35124

Property Address 211 Beaver Crest
Pelham AL 35124

Date of Sale 2/8/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 229,200



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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 Tax Office

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 2/8/16

☒ Unattested

(Signature)
(verified by)

Print Kim Huyen T. Nguyen

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

Form RT-1