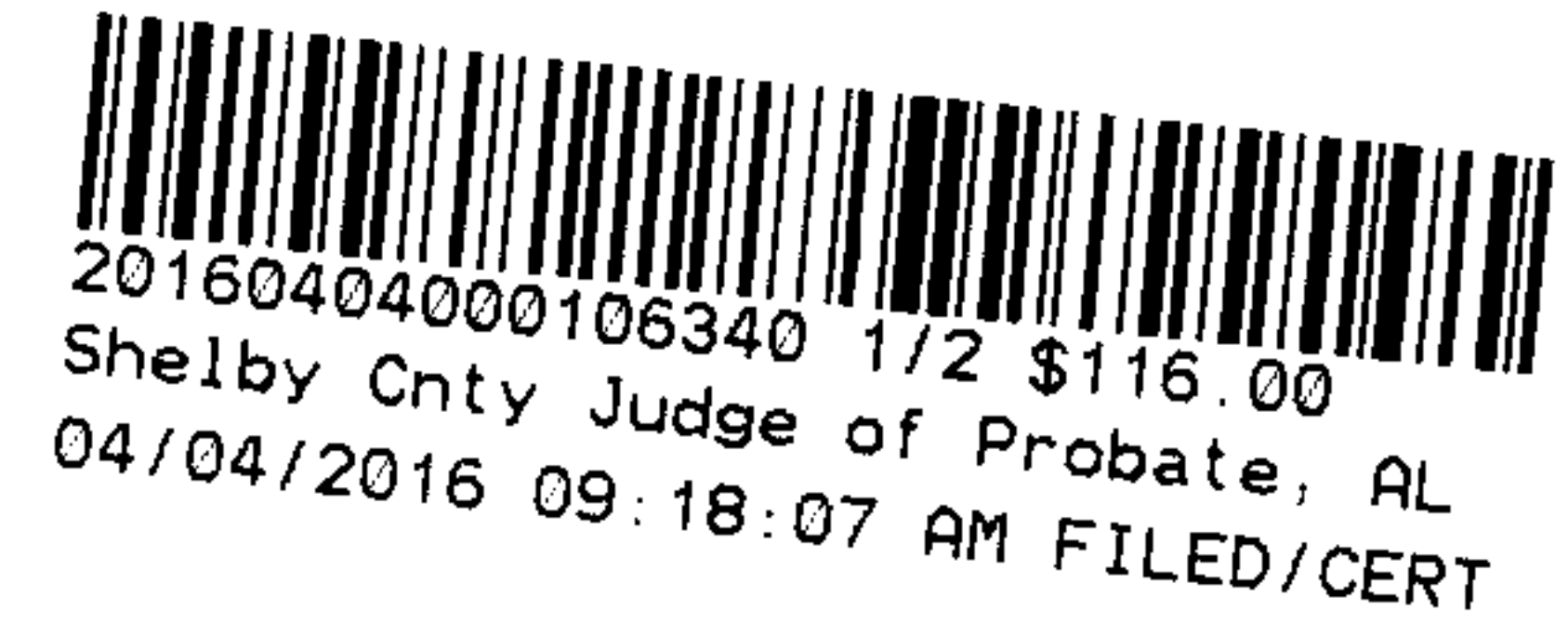


SEND TAX NOTICE TO:

Loan B. Tran
889 Narrows Point Drive
Birmingham, AL 35242

This instrument was prepared by:
Wendy Hartley, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

QUIT CLAIM DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Johnny Tran**, an unmarried man (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Loan B. Tran**, an unmarried woman (hereinafter called Grantee) all of his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

889 Narrows Point Drive
Birmingham, AL 35242

More particularly described as follows:

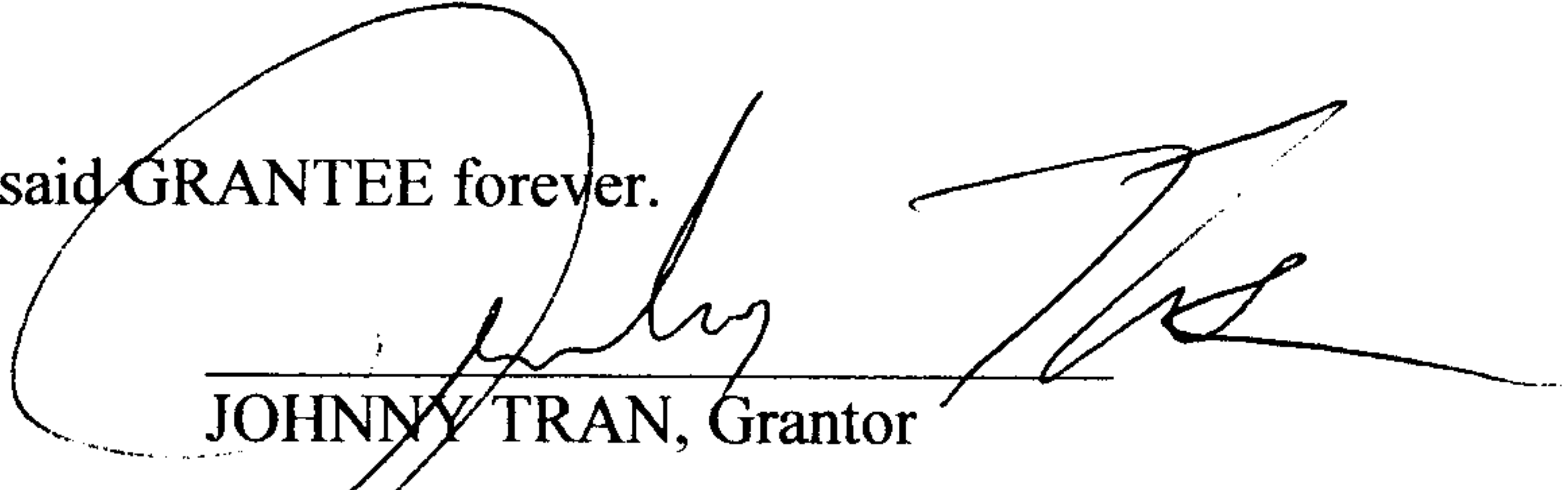
Lot 79, according to the Final Plat of Narrows Point – Phase 5, recorded in Map Book 35, Page 90 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Narrows residential declaration of covenants, conditions and restrictions recorded in Instrument No. 2000-09755, as amended by instruments recorded in Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, Instrument No. 20030716000450980 and Instrument No. 20050831000450840 in the Probate Office of Shelby County, Alabama, as amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”).

Subject to all mortgages, liens, easements, taxes, titles to all oil, gas and minerals within and underlying the premises, and all other restrictions of record.

This instrument prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD, to the said GRANTEE forever.


JOHNNY TRAN, Grantor

Sworn to and subscribed before me as being true and accurate on this the 31st day of March, 2016.


NOTARY PUBLIC

My Commission Expires: 3/12/18

Real Estate Sales Validation Form

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

Grantor's Name Johnny Tran
Mailing Address 105 Old Cahaba Valley Rd
Helema AL

Grantee's Name Loan B. Tran
Mailing Address 889 Narrows Point Dr.
B'ham, AL 35242

Property Address 889 Narrows Point Dr.
B'ham AL 35242

Date of Sale 3/31/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 197,100 1/2-98,950.



20160404000106340 2/2 \$116.00
Shelby Cnty Judge of Probate, AL
04/04/2016 09:18:07 AM FILED/CERT

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 4/4/16

☒ Unattested

[Signature]
(verified by)

Print

Sign

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