

STATE OF ALABAMA)

COUNTY OF SHELBY)

File#: MM-AL-10303

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT KIM THI PHAM HUYNH, a married woman, whose address is 4009 Shandwick Lane, Birmingham, AL 35242, PHUNG THANH HUYNH and LE N. TRAN, also known as LE NGOC TRAN, husband and wife, 4017 Shandwick Lane, Birmingham, AL 35242 (together herein, "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to PHUNG THANH HUYNH and LE N. TRAN, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 4017 Shandwick Lane, Birmingham, AL 35242, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4017 Shandwick Lane, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20070202000050830

PROPERTY ID: 03-9-32-0-004.010.000

REAL PROPERTY TAX: \$ 2,870.37 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 12 day of April, 2016.

GRANTOR:

Kim Thi Pham Huynh (SEAL)
Kim Thi Pham Huynh

STATE OF Ala
COUNTY OF Shelby

I, Rosa Lateef, the undersigned Notary Public in and for said State and County, hereby certify that Kim Thi Pham Huynh, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2016.

[Affix Notary Seal]

Rosa Lateef
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-18-18

GRANTOR:

Phung Thanh Huynh (SEAL)
Phung Thanh Huynh

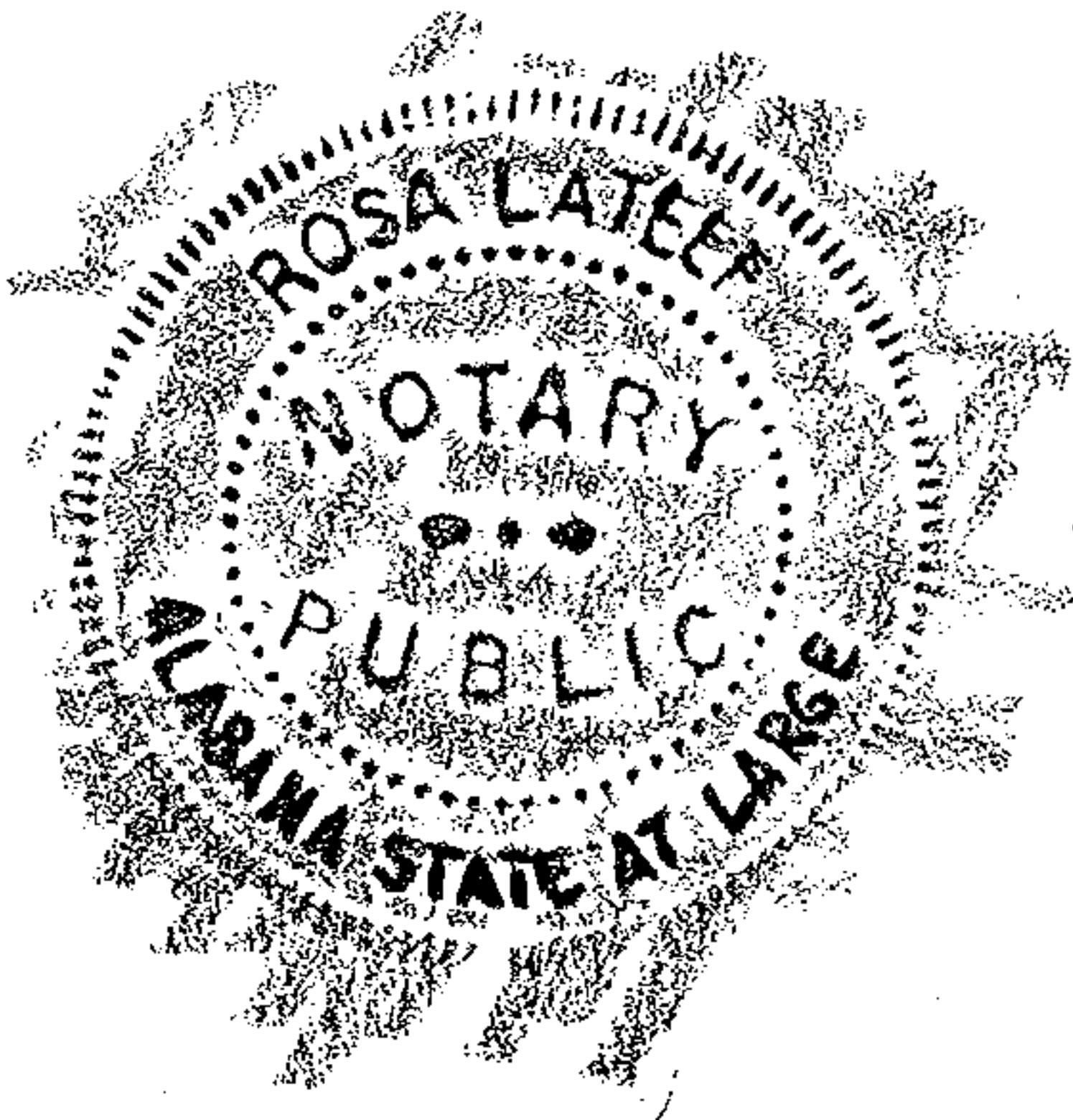
STATE OF Ala
COUNTY OF Shelby

I, Rosa Lateef, the undersigned Notary Public in and for said State and County, hereby certify that Phung Thanh Huynh, a married person, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 2016.

[Affix Notary Seal]

Rosa Lateef
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-18-18



GRANTOR:

Le Tran aka Le Ngoc Tran (SEAL)
Le N. Tran, also known as Le Ngoc Tran
LN Ngoc

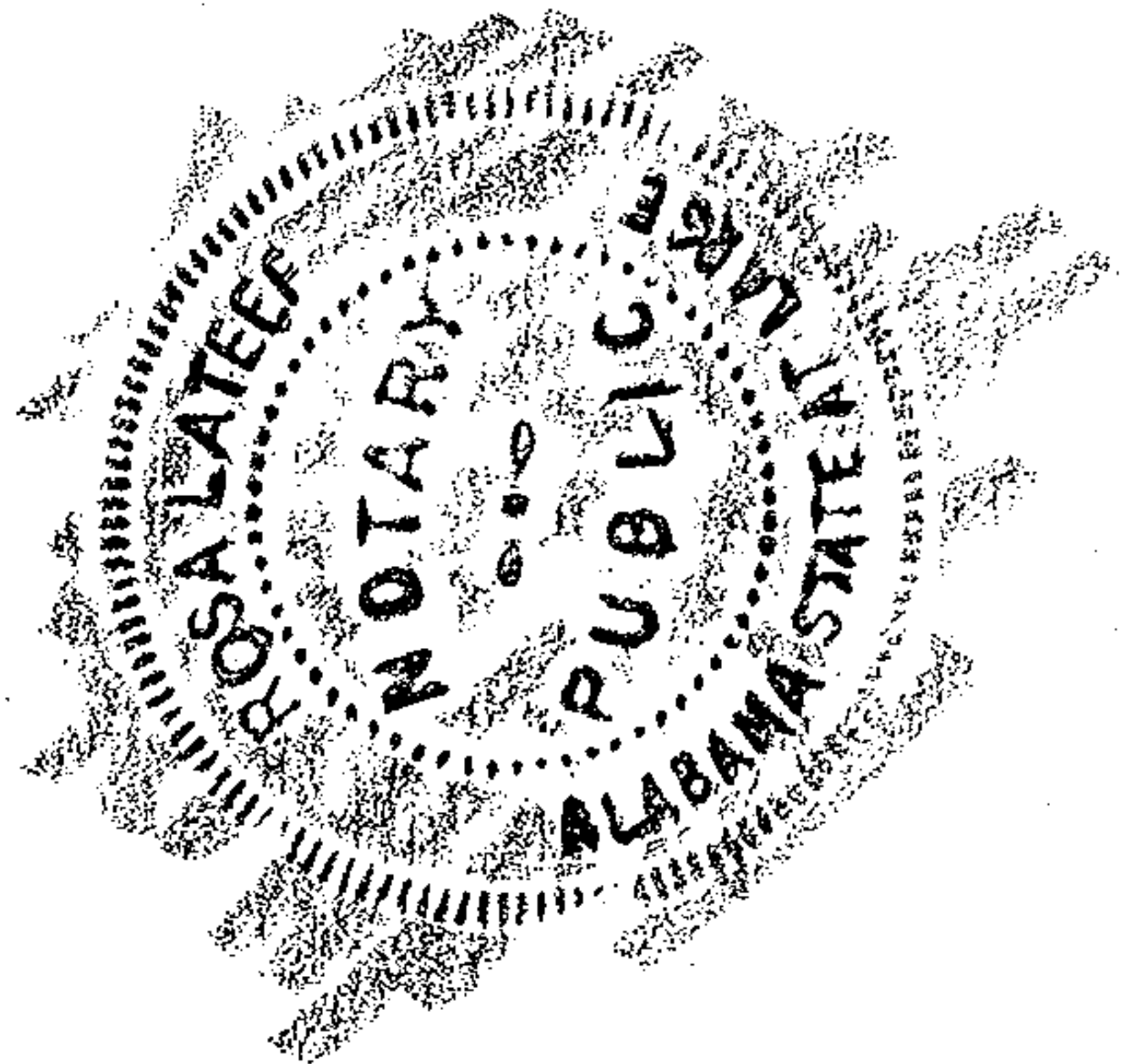
STATE OF Ala
COUNTY OF Shelby

I, Rosa Latceef, the undersigned Notary Public in and for said State and County, hereby certify that Le N. Tran, also known as Le Ngoc Tran, husband and wife, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of April, 20 16

[Affix Notary Seal]

Rosa Latceef
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-18-18



This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

PHUNG THANH HUYNH
LE N. TRAN
4017 SHANDWICK LANE
BIRMINGHAM, AL 35242

The Grantee's address is:

PHUNG THANH HUYNH
LE N. TRAN
4017 SHANDWICK LANE
BIRMINGHAM, AL 35242

EXHIBIT A

[Legal Description]

LOT 10, ACCORDING TO THE SURVEY OF GREYSTONE, 1ST SECTOR, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 107 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED NOVEMBER 6, 1990 AND RECORDED IN BOOK 317, PAGE 260 AND FIRST AMENDED TO GREYSTONE RESIDENTIAL DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS RECORDED IN REAL 346, PAGE 942.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Kim Thi Pham Huynh, Phung
 Mailing Address Thanh Huynh & Le Ngoc Tran
 4017 Shandwick Lane
 Birmingham, AL 35242

Grantee's Name Phung Thanh Huynh & Le N. Tran
 Mailing Address 4017 Shandwick Lane
 Birmingham, AL 35242

Property Address 4017 Shandwick Lane
 Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ 0.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/21/2016 03:55:42 PM
 \$124.00 JESSICA
 20160421000131600

or
 Actual Value \$ $\frac{1}{3} =$

or
 Assessor's Market Value \$ 437,100

price or actual value claimed on this form is 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 4-12-16

Print Kim Thi Pham Huynh

Unattested

Sign Kim Thi Pham Huynh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Le Tran Ngoc

Le Tran Ngoc
 Phung Huynh

Form RT-1