


This Instrument Prepared By:  
Paul M. Kemp  
Access Title, LLC  
600 Vestavia Parkway  
Shelby Bldg \* Ste. 263  
Vestavia Hills, AL 35216  
(205) 238-6777  
AT-2016-0000-RET

Send Property Tax Notice To:  
Trac Ngoc VO  
Dai Nguyen  
2701 Royal Lane  
Pelham AL 35124

**Warranty Deed**

  
20160831000316470 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/31/2016 01:34:58 PM FILED/CERT

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One hundred Seventy Thousand Dollars, (\$170,000.00) cash in hand paid to

April H. Macon, *an unmarried woman*

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

**Trac Ngoc VO and Dai Nguyen**

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to wit:


**Lot 34, according to the Map and Survey of Royal Oaks, 2<sup>nd</sup> Sector, as recorded in Map Book 7, Page 77, in the Judge of Probate of Shelby County, Alabama.**

Source of Title: Quit Claim Deed to be recorded along with this deed in Shelby, County, Alabama Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, April H. Macon, has caused these presents to be executed in its name and on its behalf as aforesaid, on this 22nd day of August, 2016.

  
April H. Macon

State of Alabama

County of Shelby

I, Paul H Kemp the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that April H. Macon, has 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 they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 22nd day of August 2016.

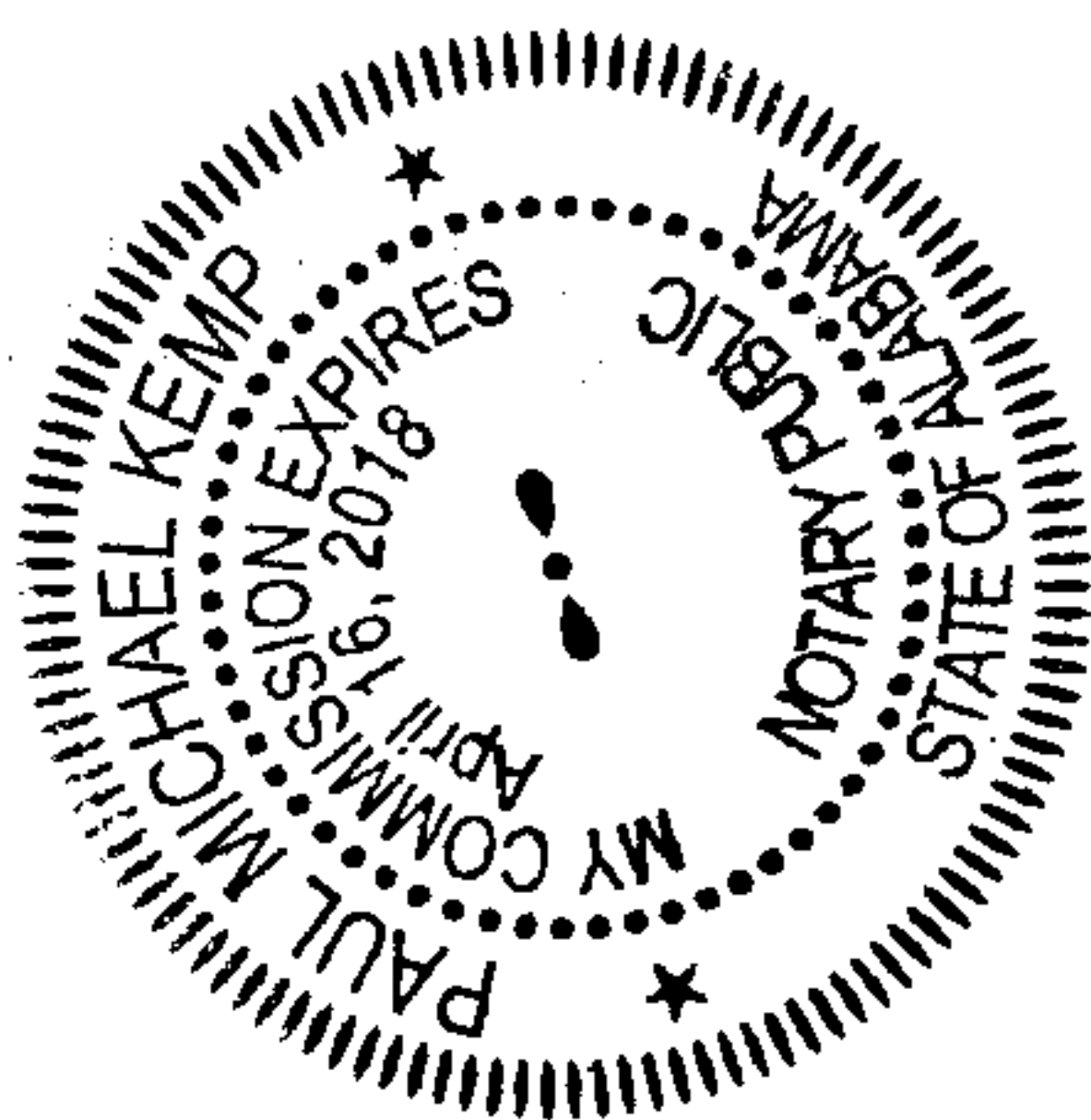
Notary Public

My commission expires: \_\_\_\_\_

[Seal]

Property:

2701 Royal Lane  
Pelham AL 35124



20160831000316470 2/3 \$55.00  
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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  
Mailing Address

April H. Macon  
1810 27th Street  
Apt 66  
Tuscaloosa, AL 35401

Grantee's Name  
Mailing Address

Trac Ngoc  
Dai Nguyen  
2613 Crystal Hill Ln.  
Bham, AL 35212

Property Address

2701 Royal Ln  
Pelham, AL 35124

Date of Sale

August 22, 2016

Total Purchase Price \$

170,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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 8-29-16

Print

Dan Collier

Unattested

Dan Collier  
(verified by)

Sign

Dan Collier

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160831000316470 3/3 \$55.00  
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