

**SEND TAX NOTICE TO:**

Helen Youmei Chang and Tri Q Tran  
2045 Eagle Ridge Drive  
Birmingham, AL 35242

**This instrument was prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226



20170504000155800 1/3 \$44.50  
Shelby Cnty Judge of Probate, AL  
05/04/2017 02:11:06 PM FILED/CERT

**WARRANTY DEED**

State of Alabama )

KNOW ALL MEN BY THESE PRESENTS:

Shelby County )

That in consideration of Six Two Hundred and Thirty-Two Thousand, Five Hundred Dollars and Zero Cents (\$232,500.00), and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Damaris Scott and husband, James Scott** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Helen Youmei Chang and Tri Q Tran** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 57, according to the Map and Survey of Townes at Brook Highland, as recorded in Map Book 30, page 133 A and B in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

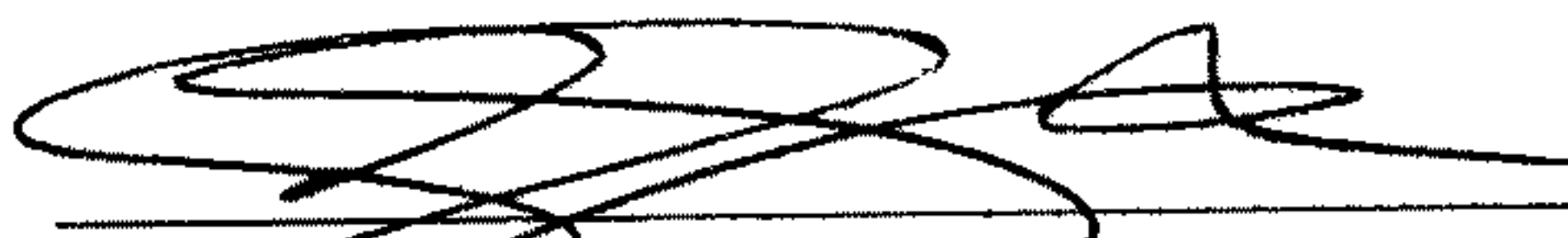
**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$209,250.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.**


TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the **27th Day of April, 2017**

  
Damaris Scott

Shelby County, AL 05/04/2017  
State of Alabama  
Deed Tax: \$23.50

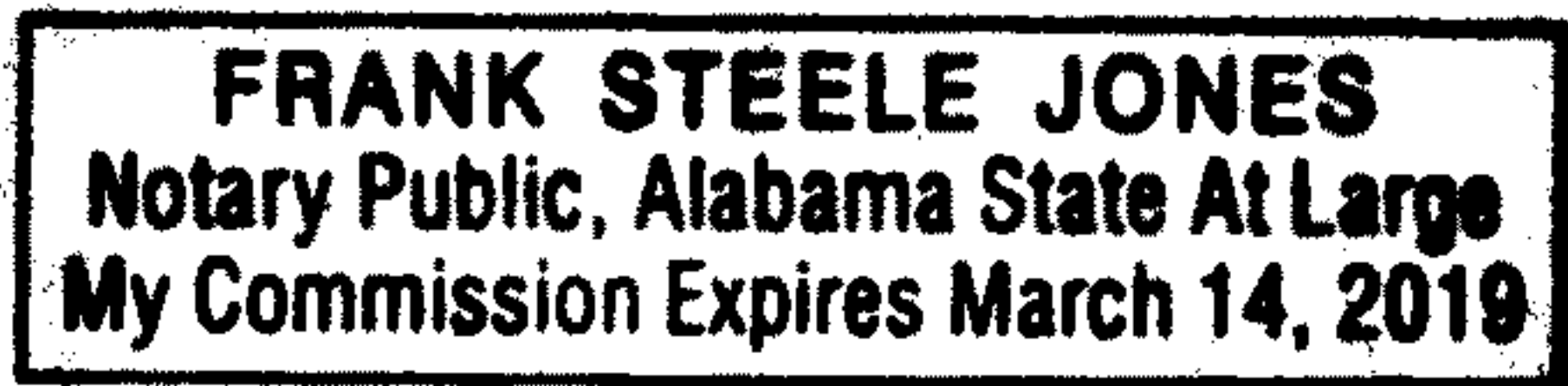
  
James Scott

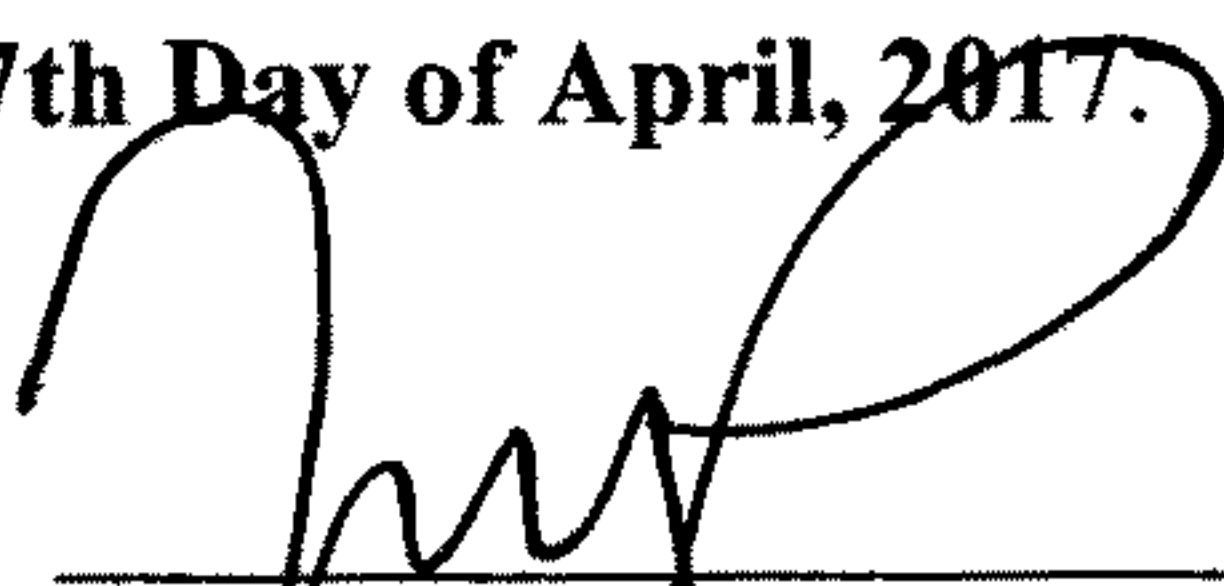
State of Alabama )  
 )  
Jefferson County )

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Damaris Scott and James Scott**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their own act on the day the same bears date.


Given under my hand and official seal this the **27th Day of April, 2017.**

(SEAL)



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/14/19

FILE NO: 2017046

  
20170504000155800 2/3 \$44.50  
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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 Damaris & James Scott  
Mailing Address 1214 Woodlands Way  
Helena, AL 35050

Grantee's Name Helen Youmei Chang & Tri Q. Tran  
Mailing Address 2045 Eagle Ridge Drive  
Birmingham, AL 35242

Property Address 2045 Eagle Ridge Dr.  
Birmingham, AL 35242

Date of Sale 4/27/17  
Total Purchase Price \$ 232,500

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 4/27/17

Print Frank Steele Jones Suzanna Draton

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

Form RT-1



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