

THIS INSTRUMENT PREPARED BY:
Kathryn M. Kyatt
3590-B Pelham Parkway #254
Pelham, Alabama 35124 (205) 218-9337

SEND TAX NOTICE TO:
Anh Dao Nguyen Le
118 Thoroughbred Lane
Alabaster, AL 35007

**STATE OF ALABAMA
SHELBY COUNTY**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10) and pursuant to the terms of final judgment of divorce between the parties to this conveyance, (Circuit Court, Shelby County, Alabama), and other good and valuable consideration to:

DUNG KHAC LE, a married man

(hereafter called Grantor), in hand paid by:

ANH DAO NGUYEN LE, a married woman

(hereafter called Grantee), the receipt thereof is hereby acknowledged, the Grantor hereby remises, releases, quit claims, sells, and conveys to the Grantee all his right, title, interest and claim in or to the following described real estate in Shelby County, Alabama, to-wit:

Lot 13, in Shelby Shores, 1977 addition, according to the map as recorded and Map Book 7, Page 87, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

- 1. Subject to County ad valorem taxes for current year and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now, or hereafter, becoming applicable and taxes or assessments now, or hereafter, becoming due against the property.**
- 3. Subject to any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Subject to oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

Grantor herein, DUNG KHAC LE is conveying his half interest in the described property to Grantee, ANH DAO NGUYEN LE. She retains her half interest in the described property. The joint interest of the Grantors, who were formally husband and wife, was conveyed to them by warrantly deed recorded 07/07/2015 in Book 7, Page 87, in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee, her heirs and assign forever.

Given under my hand and seal this the 24th day of May, 2017.

GRANTOR: Dung Khac Le
DUNG KHAC LE

Shelby County, AL 06/02/2017
State of Alabama
Deed Tax: \$120.50

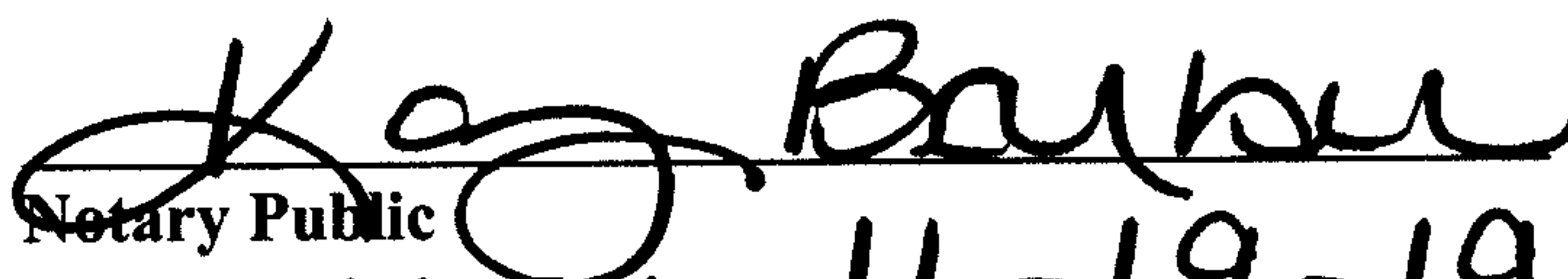

20170602000194770 1/3 \$141.50
Shelby Cnty Judge of Probate, AL
06/02/2017 10:57:55 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUNG KHAC LE, a married man, whose names are 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of May, 2017.


Notary Public
My Commission Expires: 11-19-19


20170602000194770 2/3 \$141.50
Shelby Cnty Judge of Probate, AL
06/02/2017 10:57:55 AM FILED/CERT

Preparer is acting as a scrivener only and assumes no liability for the correctness of the information herein contained and assumes no liability for loss or damage whatsoever for any error, omissions, or inaccuracies. Preparer has given no advice as to title

Real Estate Sales Validation Form

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

Grantor's Name Dung Khac Le
Mailing Address 118 Thoroughbred Ln
Alabaster
AL 35007

Grantee's Name Anh Dao NGUYEN Le
Mailing Address 118 Thoroughbred Ln
Alabaster
AL 35007

Property Address 201 Bentley Cir
Shelby, AL
35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 240,370 1/2 = 120,185

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



20170602000194770 3/3 \$141.50
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If the conveyance document presented for recordation contains all of the information required 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 _____

Print _____

☒ Unattested Karen Melsen Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1