

STATE OF ALABAMA  
SHELBY COUNTY

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JULIE NGUYEN GARVEY (formerly known as Julie Nguyen Burch), a married woman, and DUNG VAN NGUYEN, a married man** (herein referred to as Grantors), hereby remises, releases, quitclaims, grants, sells and conveys unto **JULIE NGUYEN GARVEY, a married woman** (herein referred to as Grantee), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 15-B, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.**

Subject to ad valorem taxes for current year, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Deed prepared without the benefit of title search. Legal description provided by grantor.

TO HAVE AND TO HOLD to the said Grantees forever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 16<sup>th</sup> day of January, 2020.

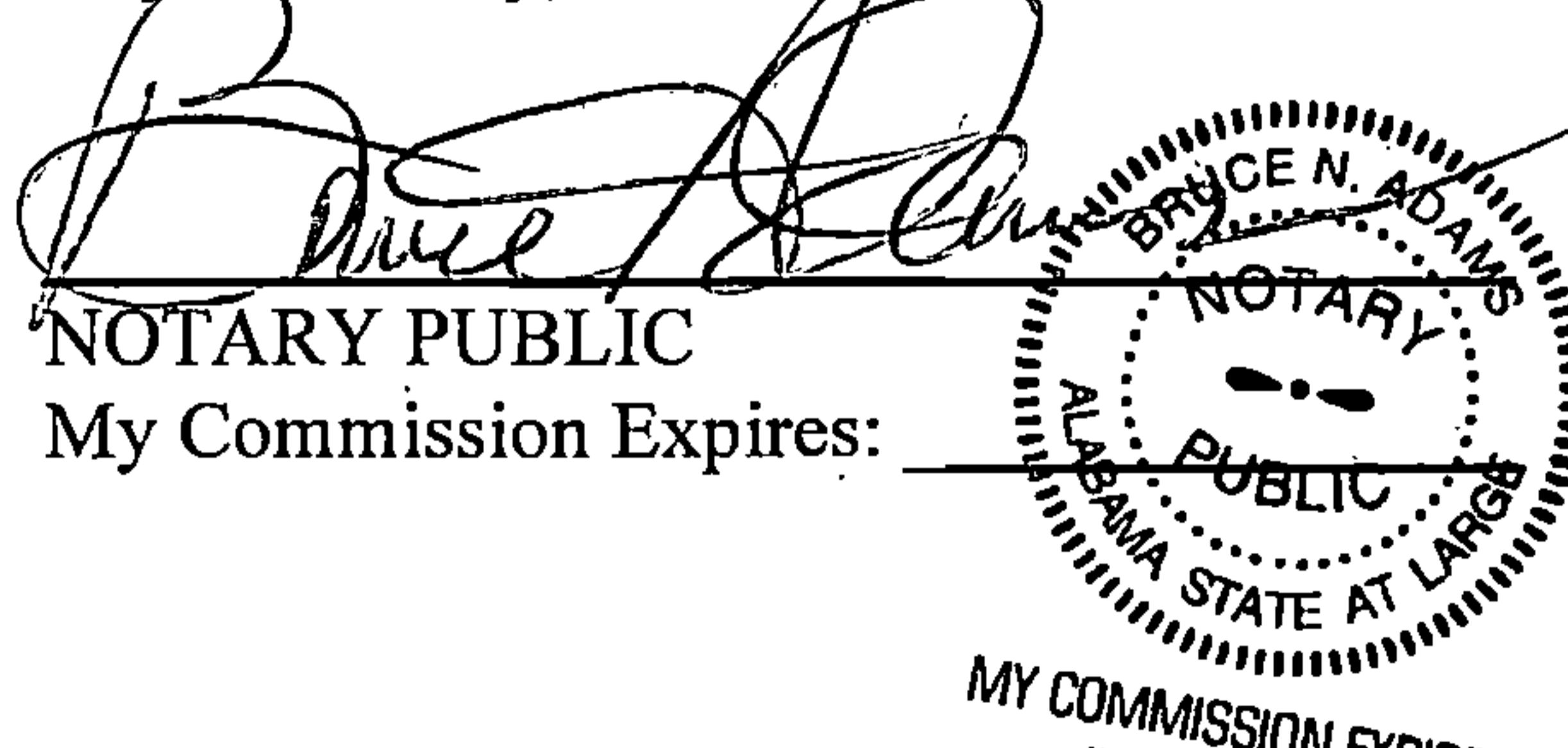
  
JULIE NGUYEN GARVEY

  
DUNG VAN NGUYEN

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JULIE NGUYEN GARVEY and DUNG VAN NGUYEN**, 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 instrument, they, executed the same voluntarily on the day the same bears date.

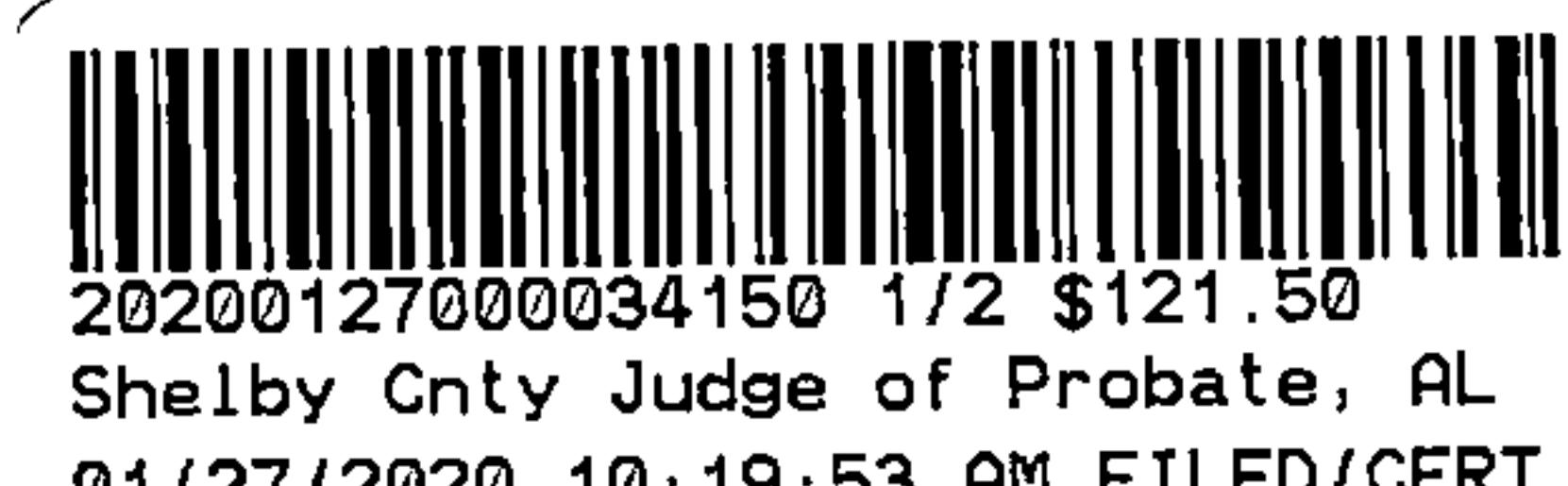
Given under my hand and seal this 16<sup>th</sup> day of January, 2020.



**Grantee's Mailing Address**  
278 Bonnie Blue Lane  
Columbiana, AL 35051

Shelby County, AL 01/27/2020  
State of Alabama  
Deed Tax:\$96.50

INSTRUMENT PREPARED BY:  
BRUCE N. ADAMS, P.C.  
P. O. BOX 2725  
ANNISTON, AL 36202  
(256) 237-3339





2020012700034150 2/2 \$121.50  
Shelby Cnty Judge of Probate, AL  
01/27/2020 10:19:53 AM FILED/CERT

## 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 NGUYEN  
Mailing Address 709 IVY PLACE  
RAINBOW CITY, AL 35906

Grantee's Name JULIE NGUYEN GARVEY  
Mailing Address 278 BONNIE BLUE LANE  
COLUMBIANA, AL 35051

Property Address 1916 Stone Brook Ln  
Birmingham, AL  
35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 192,800 1296,400.

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 01/27/20

Print

Julie Nguyen Garvey

Unattested

Karen Melton

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one