



20210405000167560 1/3 \$137.50
Shelby Cnty Judge of Probate, AL
04/05/2021 10:50:22 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument Was Prepared By:

Vu T. Huynh
Attorney At Law
Vu Law Firm, LLC
Without Opinion
1929 Third Avenue North, Suite 200
Birmingham, AL 35203

SEND TAX NOTICE TO:

THUY DIEP THI MAI
2178 OLD CAHABA PLACE
HELENA, ALABAMA 35080

WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **TEN AND 00/100 DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **HOANG DUC MAI and CHI LAN CHAU, husband and wife**, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **THUY DIEP THI MAI, a divorced woman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.


1. Subject to all those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated August 29, 2012 and recorded on September 7, 2012 in Deed Book 2012 Page 338720.
2. Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (42 USC 1441, et. Seq.) Deed dated September 11, 2012 and recorded on January 16, 2013 in Deed Book 2013 Page 22200.
3. This conveyance is subject to real estate taxes and assessments for the year 2021 and subsequent years.
4. This conveyance is subject to all restrictions, reservations, rights, valid easements, right-of-way, provisions, encroachments, covenants, terms, restrictions of record, conditions, building set back lines of record, and also to applicable zoning, land use and other laws and regulations.
5. Subject property is located in Shelby County, Alabama.
6. Property address: 172 Rocky Ridge Drive, Helena, AL 35080.
7. Preparer makes no warranty as to correctness of description or ownership of the premises.
8. Title was not examined by the preparer of this deed. No survey was provided. No tax advice was given.
9. Legal description provided by Grantee.

Shelby County, AL 04/05/2021
State of Alabama
Deed Tax: \$109.50

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully sized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 5th day of April, 2021.


HOANG DUC MAI
Grantor


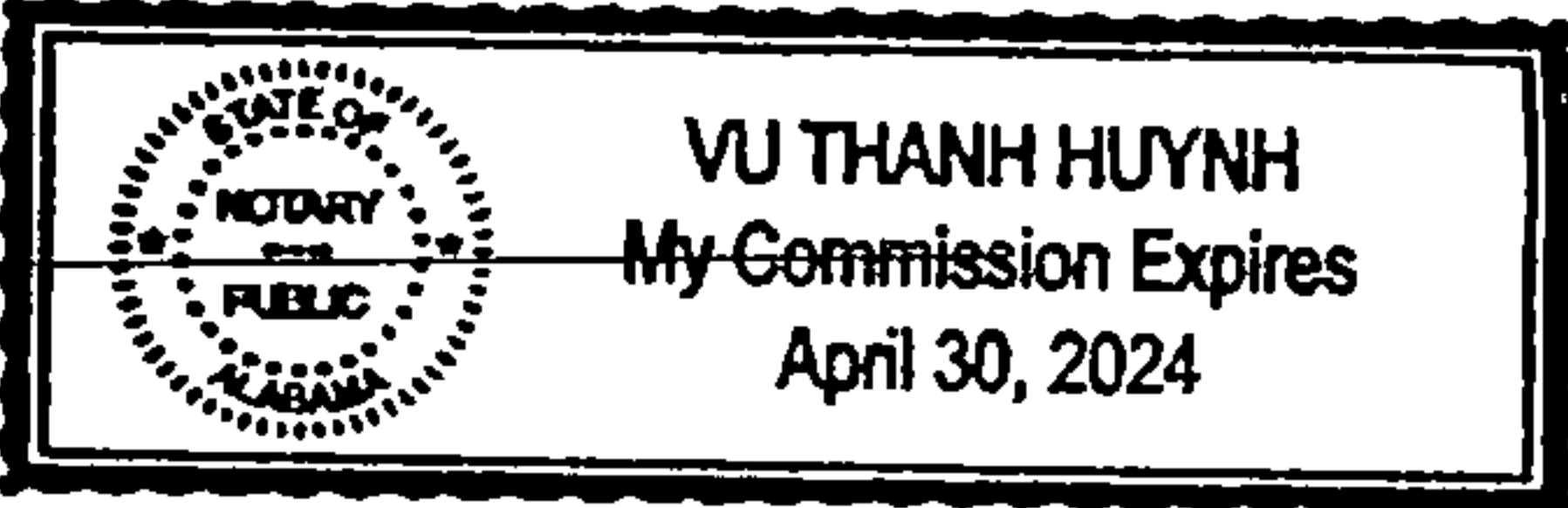

CHI LAN CHAU
Grantor


STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **HOANG DUC MAI and CHI LAN CHAU, husband and wife**, whose name as Grantors, 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 the conveyance, he or she as such person or persons and with full authority, executed the same voluntarily for and as the act of said Grantor.

Given under my hand this the 5th day of April, 2021.


Notary Public
My commission expires: 


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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 HOANG DUC MAI
Mailing Address CHI CAN CHAU
520 FALLS CREEK DRIVE
HELENA, AL 35080

Grantee's Name THUY DIEM THI MAI
Mailing Address 2178 OLD CANABA PLACE
HELENA, AL
35080

Property Address 172 ROCKY RIDGE DRIVE
HELENA, AL
35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 109,400.00

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 4/6/2021

Print THUY DIEM THI MAI

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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