

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Nhut Tran and Cuc Nguyen
1957 Stone Brook LN
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Luong Tran**, a(n) unmarried woman, (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Nhut Tran and Cuc Nguyen** (hereinafter called Grantee), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25-A. according to the Map and Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

IN WITNESS WHEREOF I sign my hand, this the 13 day of August, 2021.

[Signature]
Luong Tran

STATE OF Alabama
COUNTY OF shelby

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Luong Tran**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13 day of August, 2021.

[Signature]
Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name Luong Tran

Grantee's Name Nhut Tran and Cuc Nguyen

Mailing Address 3912 Cannock Drive
Birmingham, AL 35242

Mailing Address 1957 Stone Brook Lane
Birmingham, AL 35242

Property Address 1957 Stone Brook Lane
Birmingham, AL 35242

Date of Sale August 13, 2021

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$267,100.00

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

Appraisal
 Other: 1/3 Tax Assessor's Value – Grantor transferring 1/3 interest – \$89,033.33.

Closing Statement

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 8/13/21

Print Justin Smitherman

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2021 01:56:16 PM
\$114.50 JOANN
20210818000403560

Alvin S. Bayl