

This instrument prepared by:

Luke Barry

Luke A. Barry, LLC

601 Greensboro Avenue, Suite 220

Tuscaloosa, AL 35401



20211214000592130 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/14/2021 03:04:30 PM FILED/CERT

STATE OF ALABAMA )

)

SHELBY COUNTY )

### ADMINISTRATOR DEED

In consideration of Ten (\$10.00) Dollars and the agreements of each of the heirs of Victoria Man Tran, deceased, in order to make distribution of the hereinafter described assets of the Estate of Victoria Man Tran, deceased, Minh Ngoc Tran, as Administrator of the Estate of Victoria Man Tran, ("Grantor"), does hereby grant, bargain, sell and convey to the Minh Ngoc Tran, ("Grantee"), his heirs and assigns, all of the right, title, and interest held by the Victoria Man Tran, deceased, at the time of her death in and to the following described real property located in Shelby County, Alabama, more particularly described as follows:

Lot 2028, according to the Map of Highland Lakes, 20th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 29, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**THIS INSTRUMENT PREPARED FROM DESCRIPTION FURNISHED BY GRANTOR,  
WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY.**

Together with all appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, which Victoria Man Tran, deceased, had in and to the above described real property at the time of her death.

TO HAVE AND TO HOLD, all above mentioned and described premises, together with the appurtenances and every party thereof to the above named Grantee, his heirs and assigns forever.


IT WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of OCTOBER, 2021.

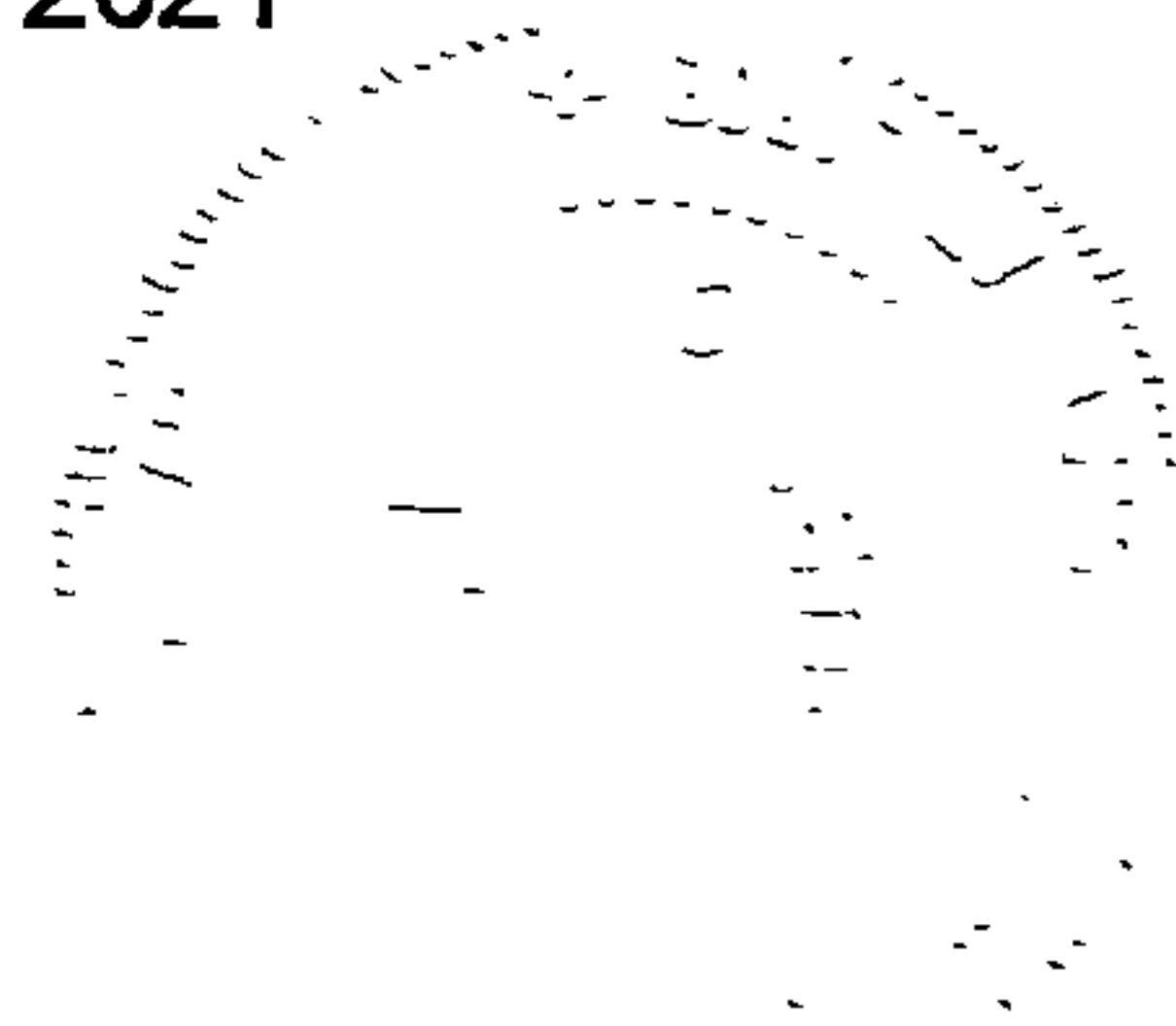
  
Minh Ngoc Tran, as Administrator of the Estate of  
Victoria Man Tran, deceased

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a notary public, in and for said County and State, hereby  
certify that Minh Ngoc Tran, as Administrator of the Estate of Victoria Man Tran, deceased,  
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 document, he executed it  
voluntarily on the day it bears date.

Given under my hand and seal on October 26,, 2021

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES JANUARY 14, 2024



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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 Minh Ngoc Tran, as admin. of Grantee's Name Minh Ngoc Tran  
Mailing Address the estate of Victoria Man Tran Mailing Address 41211 Hwy. 280  
41211 Hwy. 280 Birmingham, AL 35150  
Property Address 1030 Highland Park Place Date of Sale \_\_\_\_\_  
Birmingham, AL 35242 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 435,100

RECEIVED

13 DEC 2021

Allison S. Boyd  
Judge Of Probate

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 per will

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 12-9-21

Print Luke Barry, Esq.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

'verified by)



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Form RT-1