

Commitment Number: 29568558

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

\$1.00 minimum transfer tax due NAME CHANGE ONLY.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093050001047000

QUITCLAIM DEED

Quynh Ngoc Pham and Henry Bao Pham, A/K/A Henry Ban Pham, a married couple, whose mailing address is **5561 Highway 280, Birmingham, AL 35242**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Quynh Ngoc Pham and Henry Bao Pham, a married couple**, hereinafter grantees, whose tax mailing address is **5561 Highway 280, Birmingham, AL 35242**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT : COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 SOUTH; RANGE 1 WEST; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 700.0 FEET; THENCE TURN RIGHT 89 DEGREES 21 MINUTES 15 SECONDS AND RUN WEST 415.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 135.22 FEET; THENEE TURN LEFT 96 DEGREES 16 MINUTES 30 SECONDS AND RUN SOUTHERLY ALONG THE RIGHT-OF-WAY LINE AT U.S. HIGHWAY #280, 120.49 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A. RADIUS AT 2298.79 FEET AND AN INTERIOR ANGLE OF 2 DEGREES 00 MINUTES 30 SECONDS;

THENCEE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 80.56 FEET, THENCE TURN LEFT 84 DEGREES 43 MINUTES 45 SECONDS FROM THE CHORD OF SAID CURVE; AND RUN FAST 112.40 FEET; THENCE TURN LEFT 89 DEGREES. 21 MINUTES 15 SECONDS AND RUN NORTH 200.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. LES AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 18, 2007 IN INSTRUMENT #20070418000181460, JEFFERSON COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT # 20190702000237060,

Assessor's Parcel No: 093050001047000

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on January 18, 2022:

Quynh Ngoc Pham
Quynh Ngoc Pham

Henry Bao Pham
Henry Bao Pham, A/K/A Henry
Ban Pham

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Quynh Ngoc Pham** and **Henry Bao Pham, A/K/A Henry Ban Pham** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 18 day of January, 2022

Rhonda W. McGhee
Notary Public

RHONDA W. MCGHEE
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

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

Grantor's Name	Quynh Ngoc Pham and Henry Bao Pham, A/K/A Henry Ban Pham	Grantee's Name	Quynh Ngoc Pham and Henry Bao Pham
Mailing Address	5561 Highway 280, Birmingham, AL 35242	Mailing Address	5561 Highway 280, Birmingham, AL 35242
Property Address	5561 Highway 280, Birmingham, AL 35242	Date of Sale	
		Total Purchase Price	1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$444,920.00

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	☐ Appraisal
☐ Sales Contract	☒ Other Name change only
☐ 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	1-18-2022	Print	Quynh Ngoc Pham Henry Bao Pham
	Unattested	Sign	 
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/03/2022 11:10:13 AM
\$33.00 JOANN
20220203000049560

Allen S. Bayl