

THIS INSTRUMENT PREPARED BY (and
when recorded return to):
A. Scott Hughes, Attorney
BLOUNT HUGHES, LLC
7127 Gadsden Highway, Suite 207
Trussville, AL 35173
scott@bhlawllc.com
(205) 383-1875

20220401000133570
04/01/2022 12:24:46 PM
DEEDS 1/3

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA)
) **QUIT CLAIM DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in valuable consideration of Ten Dollars and no cents (\$10.00), the undersigned **SANG THI LE**, a widowed woman, and **BRIAN VAN NGUYEN**, a divorced man (**hereinafter referred to as "GRANTORS"**), hereby **REMISES, RELEASES, QUIT CLAIMS, GRANTS, SELLS, AND CONVEYS** the following interests in the property as identified and described below to **SANG THI LE**, a widowed woman (**hereinafter referred to as "GRANTEE"**) in fee simple. Said interest pertains to, their rights, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Eagle Nest, as recorded in Map Book 50, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.


- 1. This conveyance is subject to real estate taxes and assessments for the year 2022 and subsequent years.**
- 2. 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.**
- 3. Subject property has parcel number: 09 3 07 0 012 007.000.**
- 4. Subject property is located in Shelby County, Alabama.**
- 5. Preparer makes no warranty as to correctness of description or ownership of the premises.**
- 6. Title was not examined by the preparer of this deed. No survey was provided. No tax advice was given.**
- 7. Legal description provided by Grantors.**

TO HAVE AND TO HOLD to said **GRANTEE**, in fee simple, forever.


Grantee's Address (and send tax notice to):

SANG THI LE
6562 SPRING STREET
TRUSSVILLE, AL 35173

Given under my hand and seal, this the 21 day of March, 2022.



SANG THI LE (GRANTOR)



BRIAN VAN NGUYEN (GRANTOR)

STATE OF ALABAMA

)

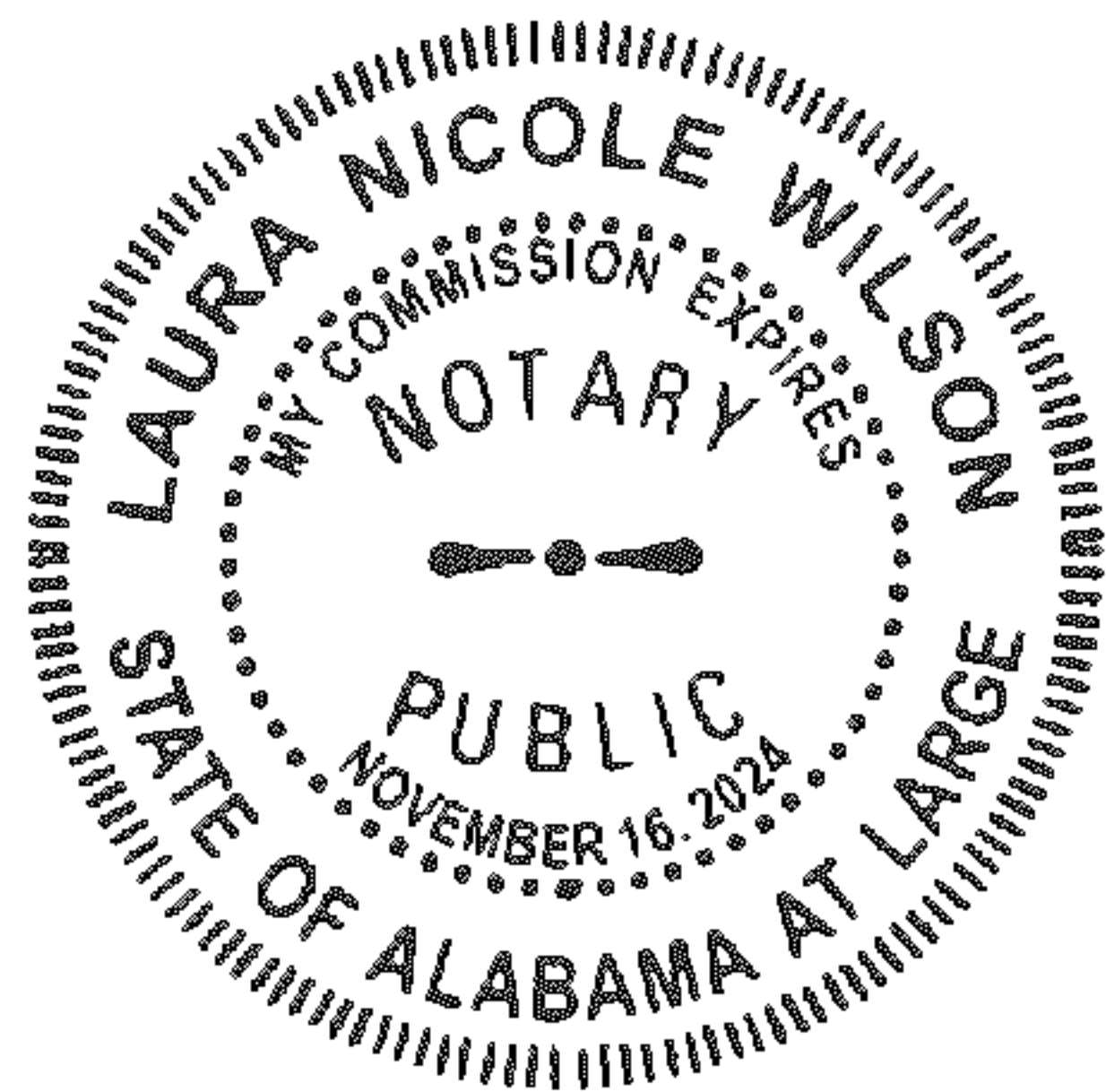
) **ACKNOWLEDGMENT**

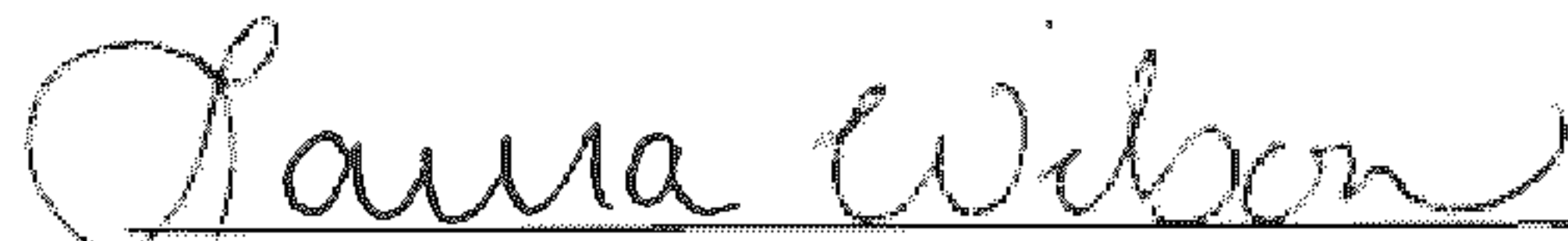
JEFFERSON COUNTY

)

I, Laura Wilson, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SANG THI LE** and **BRIAN 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of March, 2022.





Notary Public

My Commission Expires: 11/16/2024

Real Estate Sales Validation Form

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

Grantor's Name Sang Thi Le & Brian Van Nguyen Grantee's Name Sang Thi Le
Mailing Address 6562 Spring Street Mailing Address 6562 Spring Street
TRUSSVILLE AL 35173 TRUSSVILLE AL 35173

20220401000133570 04/01/2022 12:24:46 PM DEEDS 3/3

Property Address 8028 Eagle Crest Lane Date of Sale 3/21/2022
Birmingham AL 35242 Total Purchase Price \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 12:24:46 PM
\$70.50 CHERRY
20220401000133570

or
Actual Value \$

or
Assessor's Market Value \$ 42,500.00

The purchase price or actual value 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 half of tax assessor's value
☐ 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 3/23/22

Print Leslee E. Hughes

☐ Unattested
(verified by)

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

Form RT-1