

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT
OF TITLE EXAMINATION BY:

20221024000399390
10/24/2022 02:50:36 PM
QCDEED 1/3

Burt W. Newsome
GREYSTONE TITLE L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, **CUC NGUYEN, AN UNMARRIED PERSON, AND MAI THI XUAN NGUYEN, AN UNMARRIED PERSON** (the “**Grantors**”), do hereby remise, release, quitclaim and convey unto **CUC NGUYEN, AN UNMARRIED PERSON** (hereinafter referred to as the “**Grantee**”), any and all of the Grantor’s right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 131, according to the Amended Map of Cottages at Chesser Phase II, recorded in Map Book 38, page 49, in the Office of the Judge of Probate Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, her heirs, successors and assigns, forever.

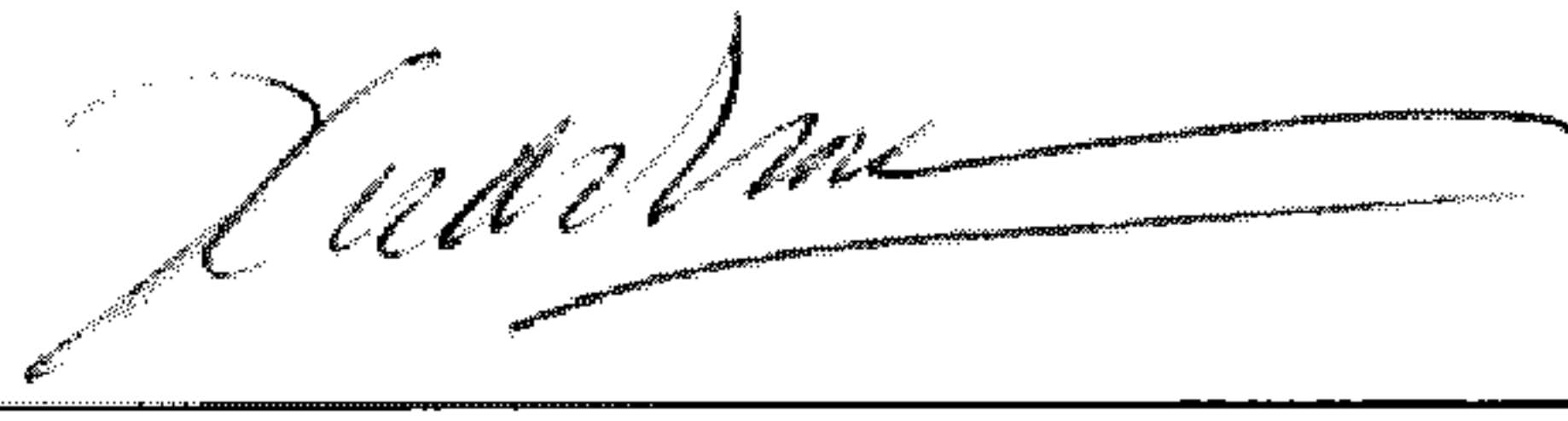
[Signature page follows]

IN WITNESS WHEREOF, CUC NGUYEN AND MAI THI XUAN NGUYEN have

caused this conveyance to be executed and their seals affixed this the 18th day of October, 2022.



CUC NGUYEN

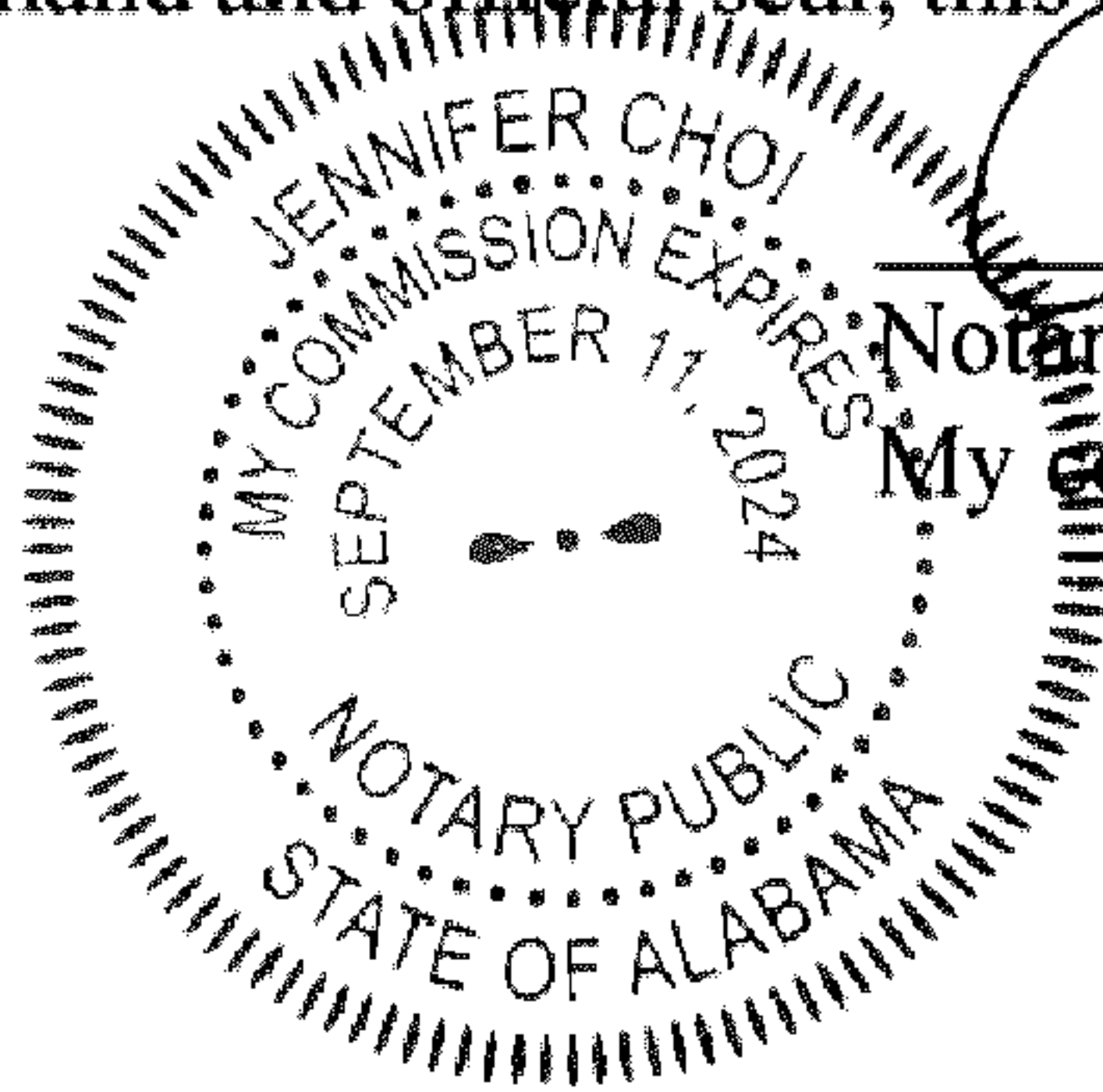


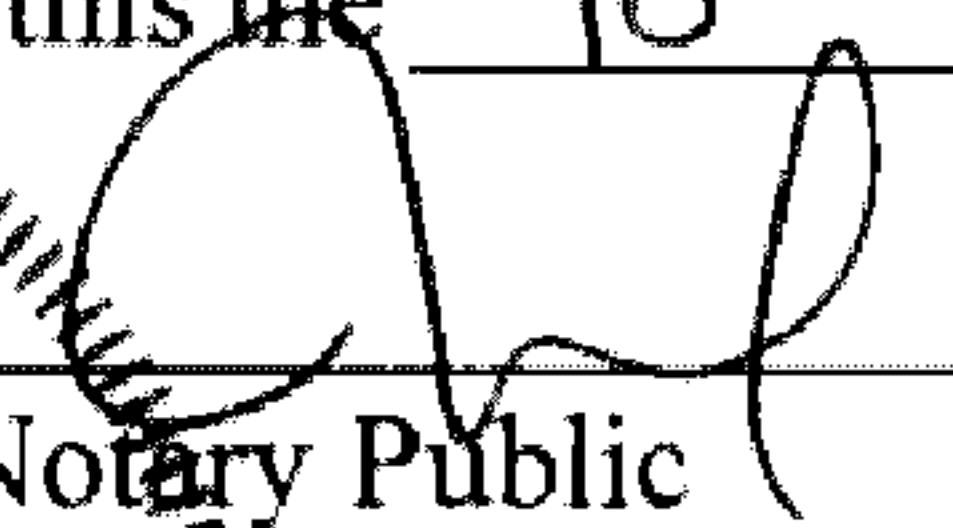
MAI THI XUAN NGUYEN

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **CUC NGUYEN AND MAI THI XUAN NGUYEN** signed the foregoing quitclaim deed, 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 the 18th day of October, 2022.





Notary Public

My commission expires:

01/11/2024

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name CUC NGUYEN
 Mailing Address AND MAI THI XUAN NGUYEN
190 Chesser Loop Road
Chelsea, AL 35043

Grantee's Name CUC NGUYEN
 Mailing Address 190 Chesser Loop Road
Chelsea, AL 35043

Property Address 190 Chesser Loop Road
Chelsea, AL 35043

Date of Sale 10/18/2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ 334,000 (1/2)
 or
 Assessor's Market Value \$ _____

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 10/18/2022

Print CUC NGUYEN



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/24/2022 02:50:36 PM
 \$195.00 BRITTANI
 20221024000399390

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1