

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Thuy Thi Trang
104 Village Lane
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Julia Brackeen and Katherine Ann Morrison, as Devisees of the Estate of Geraldine M. Basic, deceased, Probate Case No. PR-2022-000690, Shelby County** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thuy Thi Trang** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3A, according to the Resurvey of High Ridge Village Phase One, as recorded in Map Book 33, Page 49, in the Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **104 Village Lane Pelham, AL 35124**


\$232,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **22nd day of February, 2023.**

**The Estate of Geraldine M. Basic, deceased,
Probate Case No. PR-2022-000690, Shelby
County**


**By: Julia Brackeen
As Devisee**


**By: Katherine A. Morrison
As Devisee**

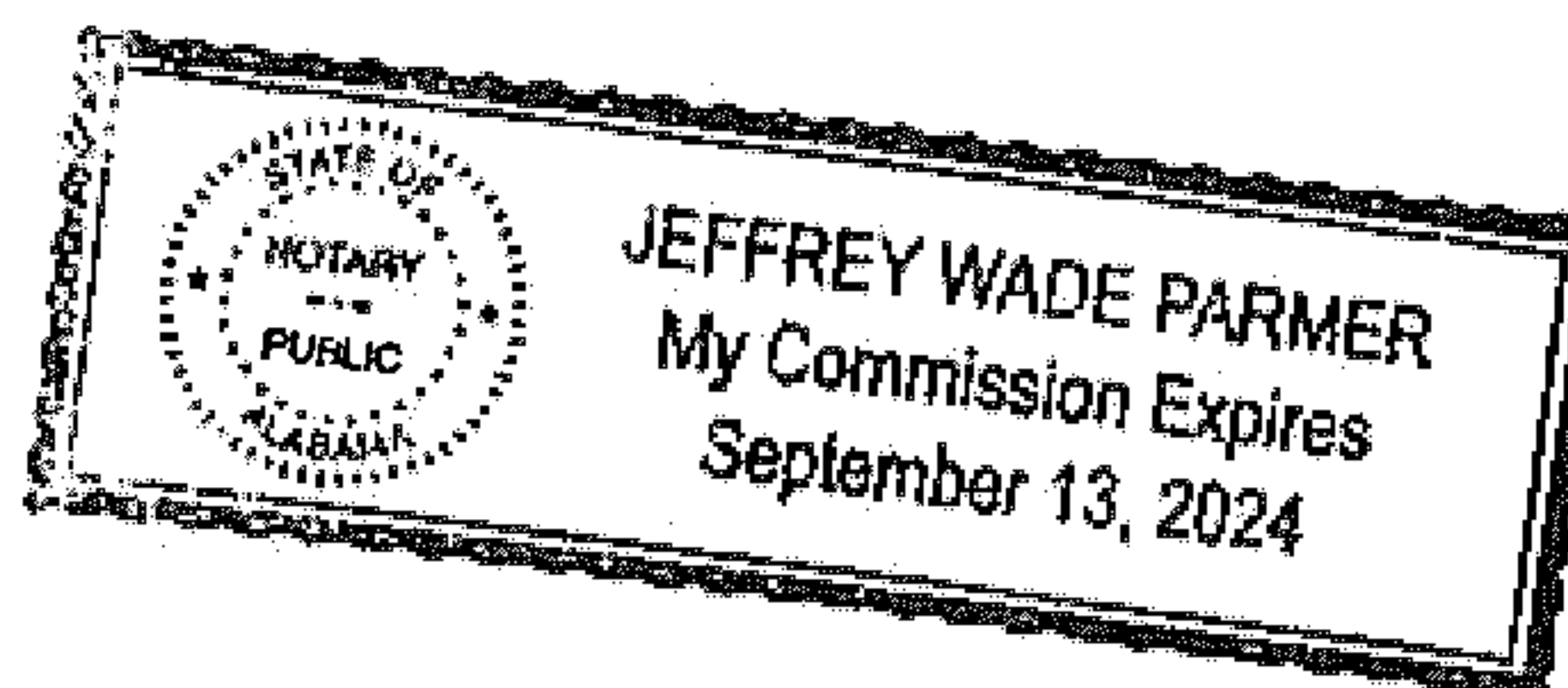
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Julia Brackeen** and **Katherine A. Morrison** whose name as Devisees of the **Estate of Geraldine M. Basic, deceased, Probate Case No. PR-2022-000690, Shelby County**, 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 Instrument, they as such **Devisees** and with full authority, signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **22nd day of February, 2023.**


Jeff W. Parmer

**NOTARY PUBLIC
My Commission Expires: 09/13/2024**



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

Grantor's Name Katherine A. Morrison and Julia Brackeen of
Julia Brackeen and Katherine Ann Morrison, as Devisees of the
Estate of Geraldine M. Basic, deceased, Probate Case No. PR-
2022-000690, Shelby County

Mailing Address P.O. Box 588
Montevallo, AL 35115

Property Address 104 Village Ln
Pelham, AL 35124


Grantee's Name Thuy Thi Trang
 Mailing Address 104 Village Lane
Pelham, AL 35124

Date of Sale February 22, 2023
 Total Purchase Price \$290,000.00

Or
 Actual Value \$
 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

☐ Apprai
☐ Other: 

☒ Closing Statement

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/22/2023 03:55:36 PM
 \$87.00 JOANN
 20230222000048280

Allen S. Byrd

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 2-22-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer
 (Grantor/Grantee/ Owner/ Agent) circle one