

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
CURRENT TITLE OPINION OR SURVEY

PREPARED BY:

SERA E. HARRISON, ESQ.
MERRELL LAW FIRM, LLC
101 Riverchase Pkwy E.
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HAO PHUONG THI NGUYEN
2431 Titonka Road
Birmingham, Alabama 35244

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20230405000094310 1/2 \$239.50
Shelby Cnty Judge of Probate, AL
04/05/2023 10:05:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENT, that in consideration of One and 00/100 Dollars (\$1.00) in hand paid by the GRANTEES to the GRANTOR, the receipt of which is acknowledged, the undersigned, **HAO PHUONG THI NGUYEN**, a widowed woman (herein referred to as "GRANTOR"), hereby remises, releases, quitclaims, grants, sells and conveys to **PHUONG DUNG THI NGUYEN** a single woman, and **PHUONG TRINH THI NGUYEN** a single woman (herein referred to as "GRANTEES"), as joint tenants, with right of survivorship, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot#:13, according to the Survey of Indian Valley Fifth Sector, as recorded in Map Book 5, page 100, in the Probate Office of Shelby County, Alabama

Subject to: (1) all mineral and mining rights not owned by the Grantor; and
(2) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEES, her heirs and assigns forever.

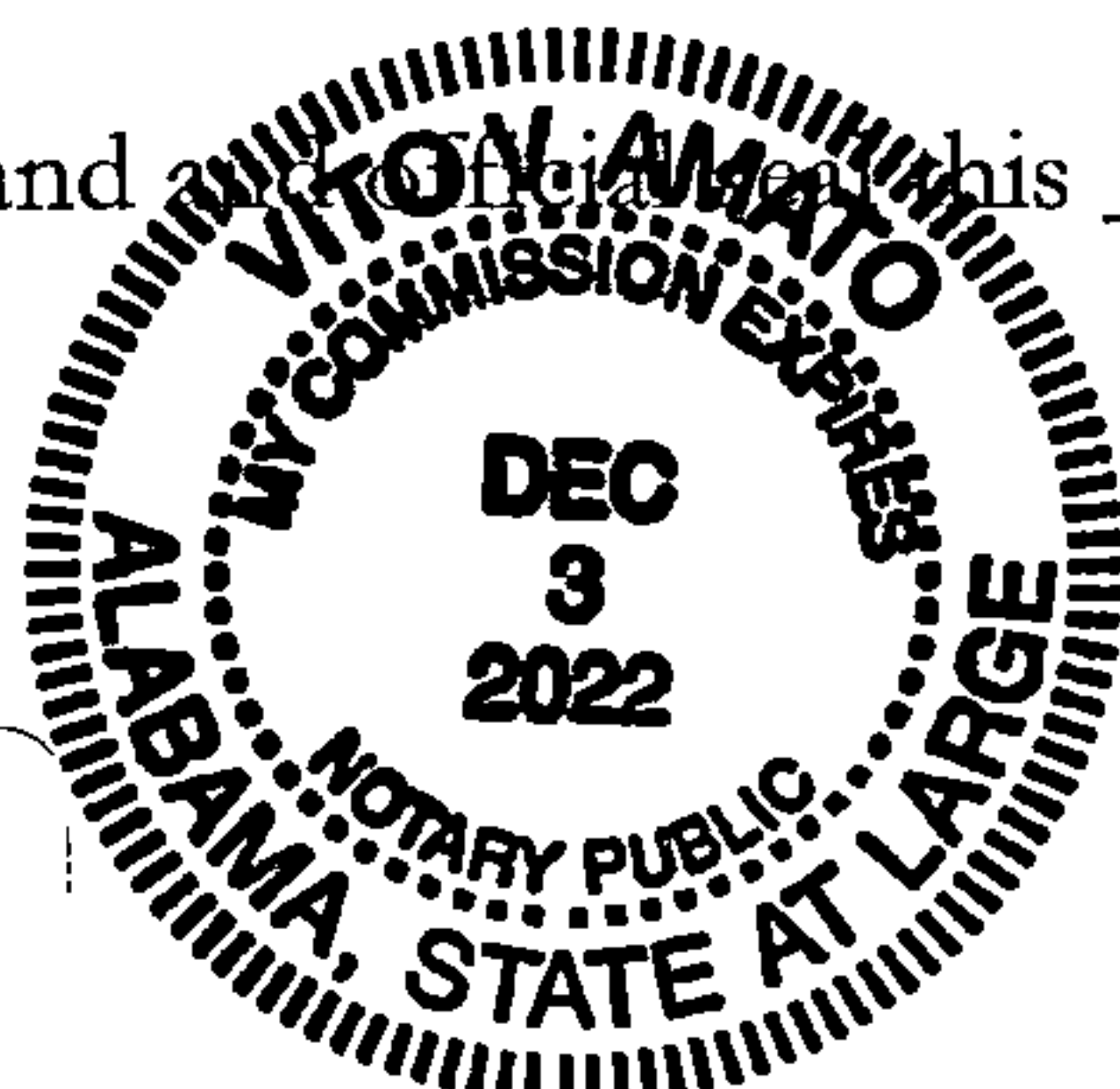
Given under my hand and seal, this the 30th day of June, 2020.

HAO PHUONG THI NGUYEN
HAO PHUONG THI NGUYEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HAO PHUONG THI NGUYEN**, 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 conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30th day of June, 2020.



Vito V. Amato
Notary Public

My Commission Expires: 12-03-2022

Real Estate Sales Validation Form

20230405000094310 2/2 \$239.50
Shelby Cnty Judge of Probate, AL
04/05/2023 10:05:51 AM FILED/CERT

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

Grantor's Name HAO PHUONG THI NGUYEN
Mailing Address 2431 TITONKA Rd
Birmingham, AL 35244

Grantee's Name PHUONG DUNG THI NGUYEN
Mailing Address 2431 TITONKA Rd
Birmingham, AL 35244

Property Address 2431 TITONKA Rd
Birmingham, AL 35244

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value

\$ _____

or

Assessor's Market Value \$ 214,410.00

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
☐ 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 _____

Print _____

Phuong Dung Thi Nguyen

Unattested

(verified by)

Sign

Dienhnguyen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1