

Real Estate Sales Validation Form

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

Grantor's Name	<u>ROBERT M. MCGHEE</u>	Grantee's Name	<u>JAYDEN PHAN and JESSIE HUYNH</u>
Mailing Address	<u>310 WILLOW CREST LANE HOOVER, AL 35244</u>	Mailing Address	<u>2917 BROOK HIGHLAND DR BIRMINGHAM, AL 35242</u>
Property Address	<u>310 WILLOW CREST LANE HOOVER, AL 35244</u>	Date of Sale	<u>November 6, 2024</u>
		Total Purchase Price	<u>\$330,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 November 6, 2024 Print Malcolm S. McLeod

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

File 240614



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2024 08:25:49 AM
 \$127.00 JOANN
 20241107000347080

Form RT-1
Alabama 08/2012 LSS

Allen S. Bayl