



20241218000386830 1/3 \$412.50  
Shelby Cnty Judge of Probate, AL  
12/18/2024 02:59:41 PM FILED/CERT

**SEND TAX NOTICE TO:**

Truc Thanh Thi Mai  
2196 Old Cahaba Place  
Helena, AL 35080

THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF SURVEY OR  
TITLE SEARCH BY:  
Kim Quyen Huynh, Esq.  
The KQH Law Firm, LLC  
2231 Victory Lane, Suite 200  
Hoover, AL 35216

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is whereby acknowledged, I/we **TRUC THANH THI MAI, AN UNMARRIED WOMAN AND TUYET HONG THI HO, AN UNMARRIED WOMAN**, herein referred to as Grantor(s), do hereby Grant, Bargain, Sell, and Convey unto **TRUC THANH THI MAI, AN UNMARRIED WOMAN**, herein referred to as Grantee(s), the following described real estate situated in **SHELBY COUNTY, Alabama**, to wit:

**LOT 410-A, ACCORDING TO A RESURVEY OF LOTS 406 THRU 422, AMEND-ED MAP OF OLD CAHABA LAKEWOOD SECTOR, AS RECORDED IN THE MAP BOOK 26, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILD-ING SET-BACK LINE OF RECORD.**

**ADDRESS: 2196 OLD CAHABA PLACE, HELENA, AL 35080 TAX MAP OR PARCEL ID NO.:13-4-20-1-004-010.000.**

**SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY**

**PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.**

Subject to easement, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantors.

**TO HAVE AND TO HOLD**, the aforegranted premises to the said **GRANTEE(S)**, his/her/their heirs and assigns **FOREVER**.



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And GRANTOR(s) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

**IN WITNESS WHEREOF**, I/we have hereunto set our hand and seal this 18th day of DECEMBER, 2024.

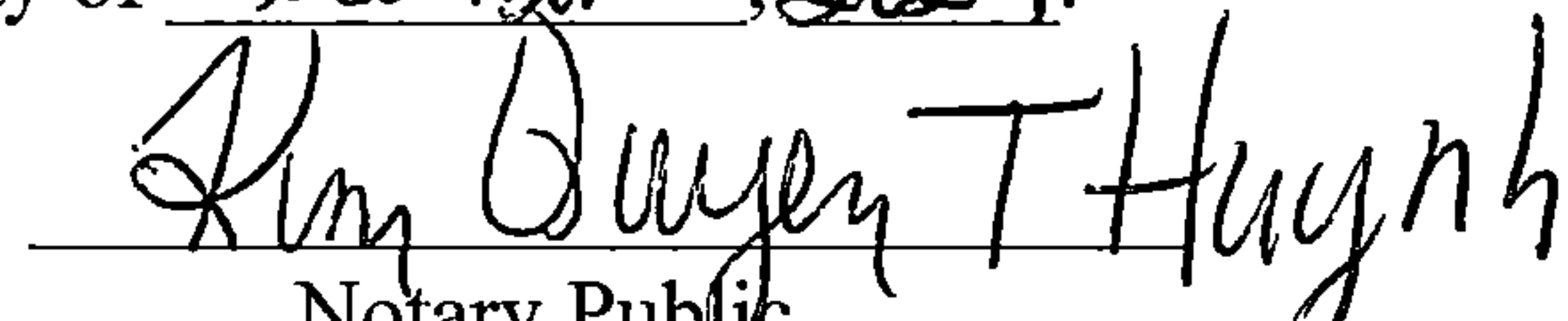
  
TRUC THANH THI MAI

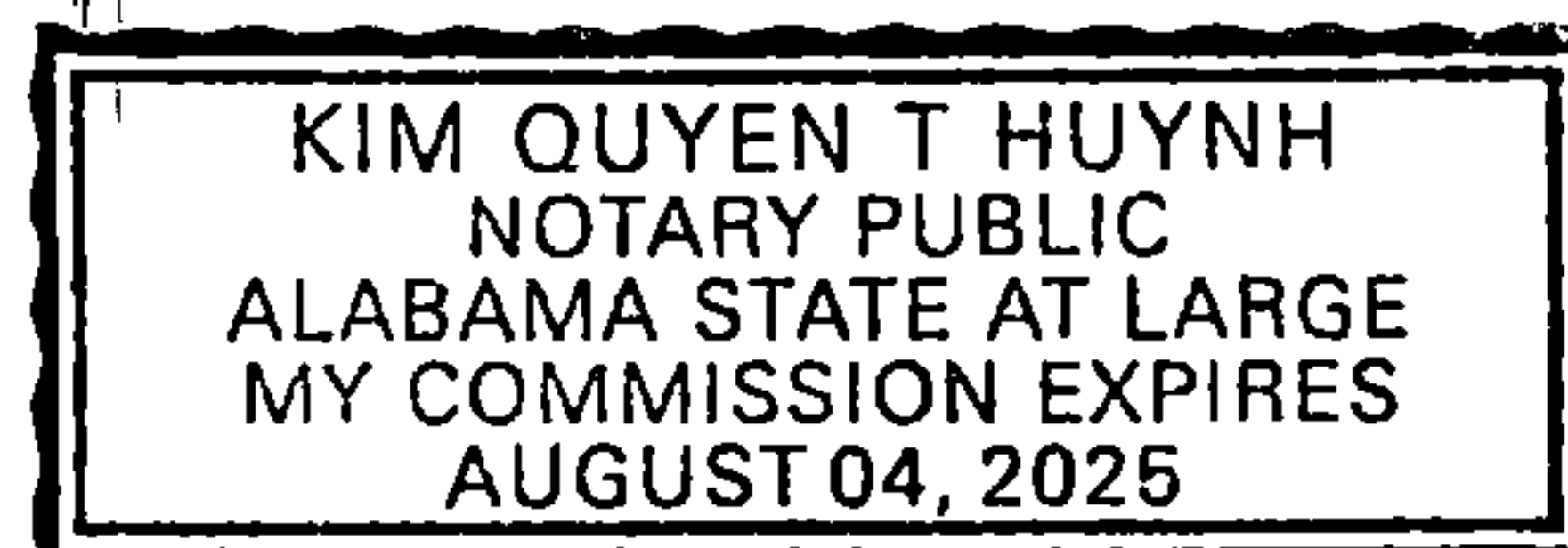
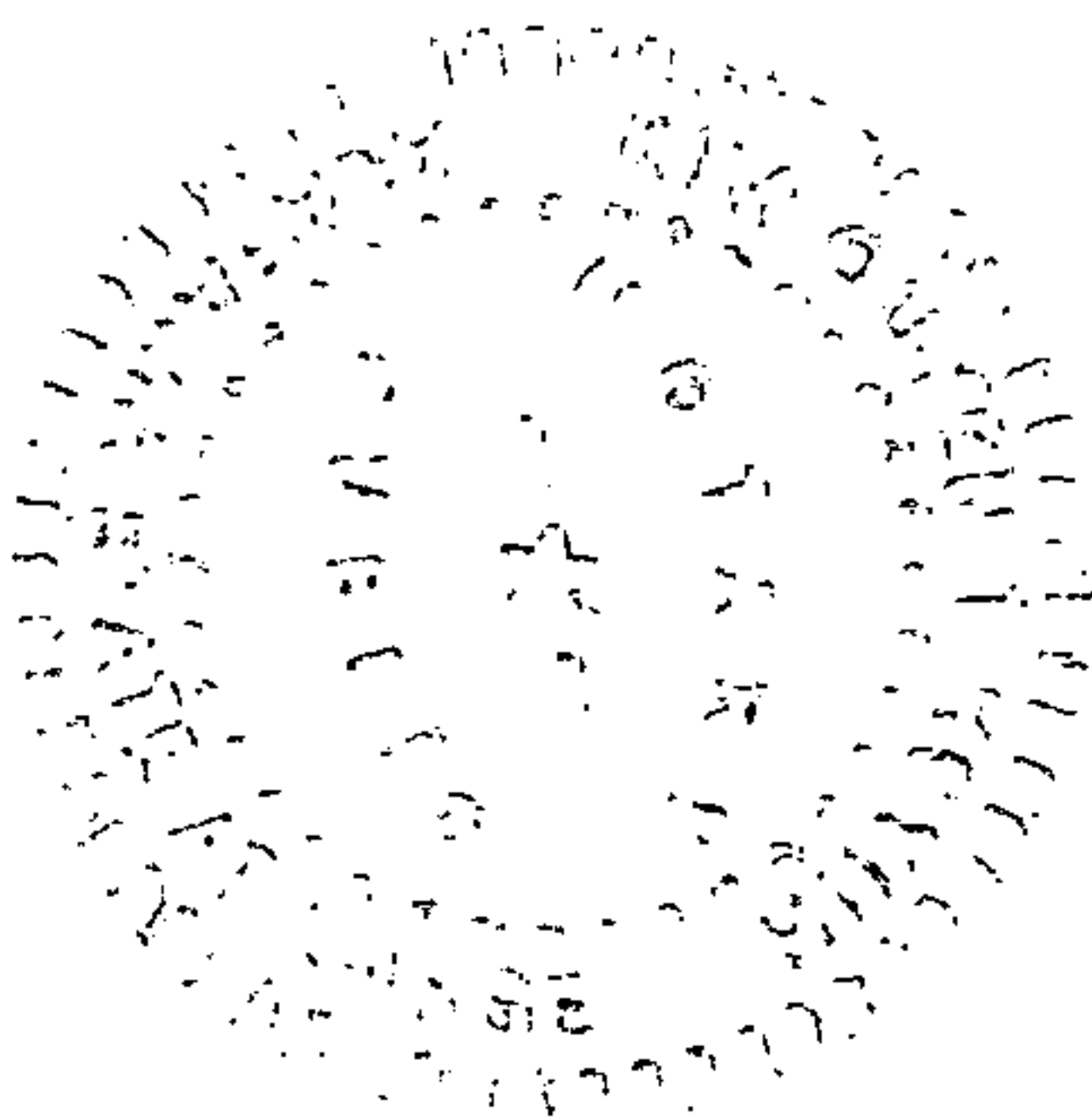
  
TUYET HONG THI HO

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TRUC THANH THI MAI and TUYET HONG THI HO, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of December, 2024.

  
Notary Public  
My Commission Expires: August 4, 2025





Real Estate Sales Validation Form

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

Grantor's Name Truc Thanh Thi Mai & Tuyet Hong Thi Ho  
Mailing Address 2196 Old Cahaba Place  
Helena, AL 35080

Grantee's Name Truc Thanh Thi Mai  
Mailing Address 2196 Old Cahaba Place  
Helena, AL 35080

Property Address 2196 Old Cahaba Place  
Helena, AL 35080

Date of Sale 12/18/2024

Total Purchase Price \$ 10.00

or  
Actual Value \$

or  
Assessor's Market Value \$ \$384,460

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 12/18/2024

Print TRUC THANH THI MAI

Sign Truc Thanh Thi Mai

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1