

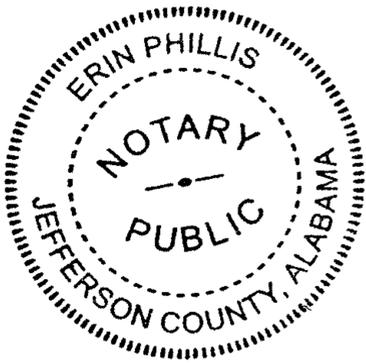
IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 31 day of January, 2025.

Charles C James
Charles C. James, as Power of Attorney for
Gail L. James, an unmarried woman

STATE OF ALABAMA)
Jefferson COUNTY) GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that Charles C. James, as Power of Attorney for Gail L. James, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the same date.

Given under my hand and official seal this 31 day of January, 2025



Erin Phillis
NOTARY PUBLIC

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name:	Gail L James	Grantee's Name:	Sang C Phung and Ashley Duong
	301 Chestnut Lane		112 Village Lane
Mailing Address:	Alabaster AL	Mailing Address:	Pelham AL
	35007		35124

Property Address:	736 Barkley Circle	Date of Sale:	01/31/25
	Alabaster, AL 35007	Total Purchase Price	230,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale 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 the 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: 1/31/25

Print: Erin Phillips
 Sign: [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Unattested: _____
 (verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2025 02:05:08 PM
 \$258.00 JOANN
 20250204000034530

Allie S. Boyd