

This instrument was prepared by:

Michael Simpson
98 Timber Creek Drive
Cordova, TN 38018
(901) 737-3883

Return to:
Tuan and Ann Le
44031 Lords Valley Terrace
Ashburn, VA 20147

THE STATE OF ALABAMA
COUNTY OF Shelby

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this 30 day of Jan, 2025 the grantor,
Tuan Le
801 Morningside Drive
San Antonio, TX 78209

for consideration of \$10.00 Dollars and Zero Cents and other valuable consideration.

the receipt of which is hereby acknowledged, remises, releases, quitclaims, and conveys unto the
grantee,

The TUAN VAN LE Revocable Living Trust
801 Morningside Drive
San Antonio, TX 78209

the grantor's interest in all that real property located in
State of Alabama, more particularly described as:

Lot 42 and the North one foot of Lot 43, according to the Survey of Second Sector Portsouth, as
recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.

Commonly known as: 113 Sand Pebble Street, Alabaster, AL 35007
Parcel ID: 13 7 26 3 001 022.000
Source of title:

Warranty Deed Recorded 06/16/2021 in the Shelby County, AL Clerk's Office.
#20210616000294180

TO HAVE AND TO HOLD the same unto the said grantee's heirs and assigns forever.

Poor Quality

THIS CONVEYANCE is made subject to:

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

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature

JUAN VAN LE

Print name

GRANTOR

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*THE STATE OF VACOUNTY OF LondonI, Thomas McKee, hereby certify that
Juan Van Lewhose name(s) 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, has executed the same voluntarily on the day the same bears date.Given under my hand and seal of office this 27 day of Mar, 2025.

Signature

Print Name

Title

My commission expires: 06/30/2025

THOMAS EDWARD MCKEON
NOTARY PUBLIC
REGISTRATION # 304933
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/27/2025 01:39:39 PM
 \$297.00 BRITTANI
 20250327000092320

Allen S. Bezel

Real Estate Sales Validation Form

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

Grantor's Name	Tuan Le	Grantee's Name	The Tuan Van Le Revocable Living Trust
Mailing Address	801 Morningside Drive San Antonio, TX 78209	Mailing Address	801 Morningside Drive San Antonio, TX 78209
Property Address	113 SAND PEBBLE ST ALABASTER, AL 35007	Date of Sale	06/16/2021
		Total Purchase Price	\$
		or	
		Actual Value	\$ 268,600.00
		or	
		Assessor's Market Value	\$ 268,600.00

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 3/27/25

Print NAZAAHAH AZEEZ

☒ Unattested

AA

(verified by)

Sign

Nazariah Azeez

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1