

This instrument was prepared by
Yue Li, Attorney at Law
Law Office of Yue Li
1929 3rd Avenue North, Suite 200
Birmingham, AL 35203

Please send Tax Notice to:
Yongming Wang
1707 Columbiana Lane
Birmingham, Alabama 35216

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That, in consideration of Ten and 00/100 Dollar (\$10.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **YONGMING WANG** and **FULING ZENG**, (herein referred to as "Grantors") do remise, release, quitclaim and convey to **Y.Z. Realty LLC**, (herein referred to as "Grantee") all Grantors' right, title, interest, and claim in or to the following described real estate situated in SHELBY COUNTY, Alabama, to wit:

Lot 56, according to the Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama

Subject to:

1. Any item disclosed oil that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Water Works Board of the City of Calera as recorded in Instrument Number 1998-1149.
4. Easement/right-of-way to Alabama Power Company as recorded in Volume 103, page 170; Volume 205, page 674; Volume 198, page 478; and Volume 177, page 493.
5. Easement/right-of-way to Southern Natural Gas as recorded in Volume 90 page 241.
6. Restrictive covenant as recorded in Instrument Number 1999-29871 and Instrument Number 1999-33485.
7. Rights of parties in possession
8. Restrictions as shown on recorded plat.

TO HAVE AND TO HOLD the track or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs, executors and assigns forever.

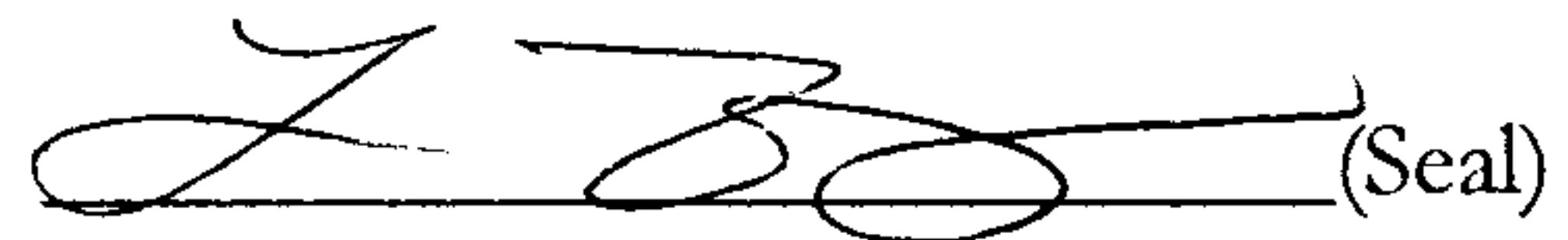


20140515000146650 1/3 \$144.00
Shelby Cnty Judge of Probate, AL
05/15/2014 10:36:12 AM FILED/CERT

Shelby County, AL 05/15/2014
State of Alabama
Deed Tax: \$124.00

IN WITNESS WHEREOF, We, the Grantors, have hereunto set our hands and seals, this 9th day of may, 2014.

 (Seal)
(Grantor) Yongming Wang

 (Seal)
(Grantor) Fuling Zeng


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Yue Li, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Yongming Wang and Fuling Zeng**, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th Day of may, 2014.


NOTARY PUBLIC
My Commission Expires: 11/03/2014

The preparer of this instrument has prepared same with information provided by the Grantor and has not relied on a title search of the property; therefore, the Preparer makes no warranties or representations as to the status of the property conveyed herein.


20140515000146650 2/3 \$144.00
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Real Estate Sales Validation Form

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

Grantor's Name Yongming Wang
Mailing Address 1707 Columbiana Lane
Bham AL 35216

Grantee's Name Y Z Realty LLC
Mailing Address 1707 Columbiana Ln
Bham AL 35216

Property Address 134 Davenport Dr.
Calera AL 35040

Date of Sale 5/9/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 123,900

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 5/15/14

Print Yongming Wang

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140515000146650 3/3 \$144.00
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Form RT-1