



20160826000309500 1/4 \$179.00
Shelby Cnty Judge of Probate, AL
08/26/2016 01:14:45 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY

Robert D. Selwyn, Esq.
Attorney at Law
900 Bienville Boulevard
PO Box 313
Dauphin Island AL 36528
251-861-3213

Shelby County, AL 08/26/2016
State of Alabama
Deed Tax: \$155.00

Address of the Grantor:

Address of the Grantees:

228 Industrial Park Dr.

1707 Columbiana Lane

Alabaster, AL 35007

Birmingham, AL 35218

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men By These Presents, That YZ Realty LLC, hereinafter called the Grantor, for and in consideration of the sum of One Hundred Fifty-Four Thousand Nine Hundred Dollars (\$154,900.00), which constitutes the fair market value of the interest being conveyed, and other good and valuable consideration in hand paid by Yongming Wang and Fuling Zeng, husband and wife, hereinafter called the Grantees, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said Grantees, as JOINT TENANTS, for the period or term that they both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

Lot 106, according to the Survey of Greenfield, Sector 3, Phase 2, as recorded in Map Book 17, Page 39, in the Probate Office of Shelby County, Alabama

Commonly known as 228 Industrial Park Drive, Alabaster, AL 35007.

TO HAVE AND TO HOLD the same unto the said Grantees, as JOINT TENANTS, with survivorship as stated hereinabove, in fee simple, forever.

...ve 39, in the

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its thereunto duly authorized Joint Tenants on this the 29th day of July 2016.

YZ Realty LLC

By:

Wang & Fuling Zeng

AS, Its Joint Tenants

STATE OF Alabama)

COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yongming Wang & Fuling Zeng as authorized Joint Tenants of YZ Realty LLC, whose name as Grantor is signed to the foregoing conveyance, and who is known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, he or she executed the same voluntarily, in the above-stated capacity, and with full authority, on behalf of the above-stated limited liability company, on the day the same bears date.

Given under my hand and notarial seal on this, the 29th day of July 2016.

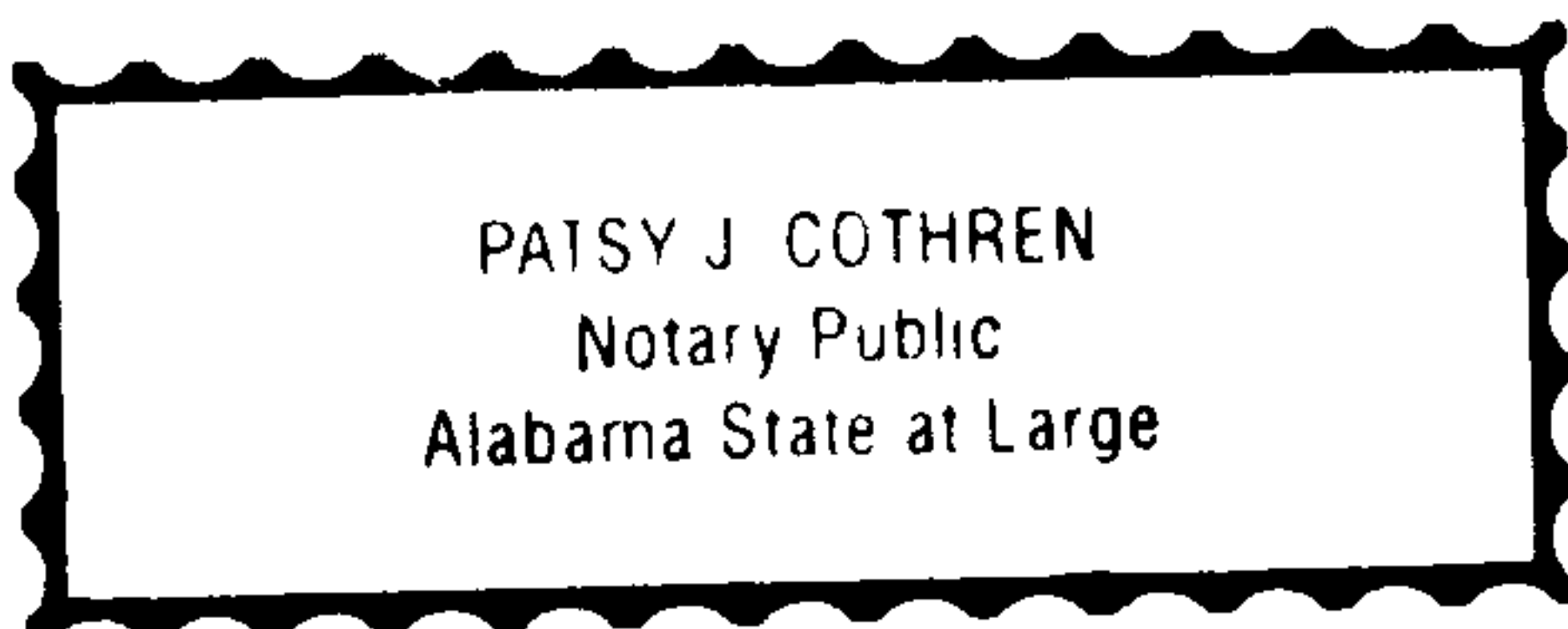
Patsy J. Cothren

Notary Public in and for the

State of Alabama

My Commission Expires:

3-14-2020




RESOLUTION
OF
YZ REALTY LLC

At a meeting of the Board of Directors of **YZ REALTY LLC**, on the 29th day of July 2016, with all members present and voting; the following resolution was adopted unanimously:


IT WAS RESOLVED that Yongming Wang be authorized and empowered for and on behalf of this Corporation to purchase any and all real property or properties, improved or unimproved, wherever located from any persons, firms or corporations, for such price and on such terms and conditions he deems fit and proper, to purchase, mortgage, encumber, transfer, sell, alienate or otherwise dispose of any properties, owned by this Corporation in whole or in part to any firms, persons or corporations for such price and on such terms and conditions that he may deem fit and proper and further authorized to enter into and execute building contracts with any person, firms or corporations for the construction of homes or any other buildings on any property or properties owned by this Corporation for such price and on such terms and conditions that he may deem fit and property.

IT WAS FURTHER RESOLVED that the said Yongming Wang be hereby authorized to sign and execute on behalf of this Corporation any and all notes, mortgages, sales and other instruments, notarial acts, or other documents in order to carry out the purpose of this resolution, to receive as well as pay the cash consideration of sales and purchases, to grant mortgages and vendor's liens containing all customary an usual security clauses including confession of judgment and waiver of appraisalment, and authorized to do any and all other things as in the sole discretion of said officer, may be fitting and proper to carry out this resolution, and be authorized to appear before any Notary Public to effect this purpose.

I, the undersigned President of **YZ REALTY LLC**., does hereby certify that the above and foregoing is a true and correct copy of an excerpt of the minutes of a meeting of the Board of Directors, held at the domicile of the corporation on the 29th day of July, 2016 with all members present and voting.



PRESIDENT
YZ REALTY LLC


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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 YZ Realty LLC
Mailing Address 228 Industrial Park Dr. Alabaster, AL 35007

Grantee's Name Yongming Wang + Fuling Zou
Mailing Address 1707 Columbiana Lane Birmingham, AL 35218

Property Address 228 Industrial Park Dr Alabaster, AL 35007

Date of Sale 7-29-16

Total Purchase Price \$ 154,900.00



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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)

- 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 7/29/16

Print Shala Maiberry
Sign Shala Maiberry
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)