

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

Post Office Box 11244

Birmingham, AL 35202-1244

(NO TITLE EXAMINATION PROVIDED}

SEND TAX NOTICE TO:

Charles R. Wang and Ming R. Wang

21424 S.E. 33rd Place

Sammamish, WA 98075

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Dollar (\$1.00), and other good and valuable consideration, paid to the undersigned grantors, Jen F. Wang and wife, Jui Ling Wang, individually and as Co-Trustees of The Wang Family Trust, dated May 16, 1996 ("Grantors"), by Charles R. Wang and Ming R. Wang ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

A parcel of land situated in the E 1/2 of the NW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of said Section 20; thence run southerly along the east line of said quarter section 648.0 feet to the northwesterly right-of-way line of Shelby County Highway No. 11 and also the beginning of a curve to the right having a central angle of 03° 45' 50" and a radius of 11419.3 feet; thence 55° 35' 05" right tangent to the curve and along the arc of said curve and said right-of-way 752.80 feet; thence tangent to curve and along said right of way 809.20 feet to the west line of the E 1/2 of said quarter section; thence turn right 120° 36' 05" and run northerly along the west line 1,519.40 feet to the north line of said quarter section; thence turn right 92° 18' and run 1,323.10 feet to the point of beginning. Mineral and mining rights excepted.

LESS AND EXCEPT the property conveyed to Shelby County, Alabama, by deed recorded in Instrument #20080820000335810, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions, and rights of way of record.

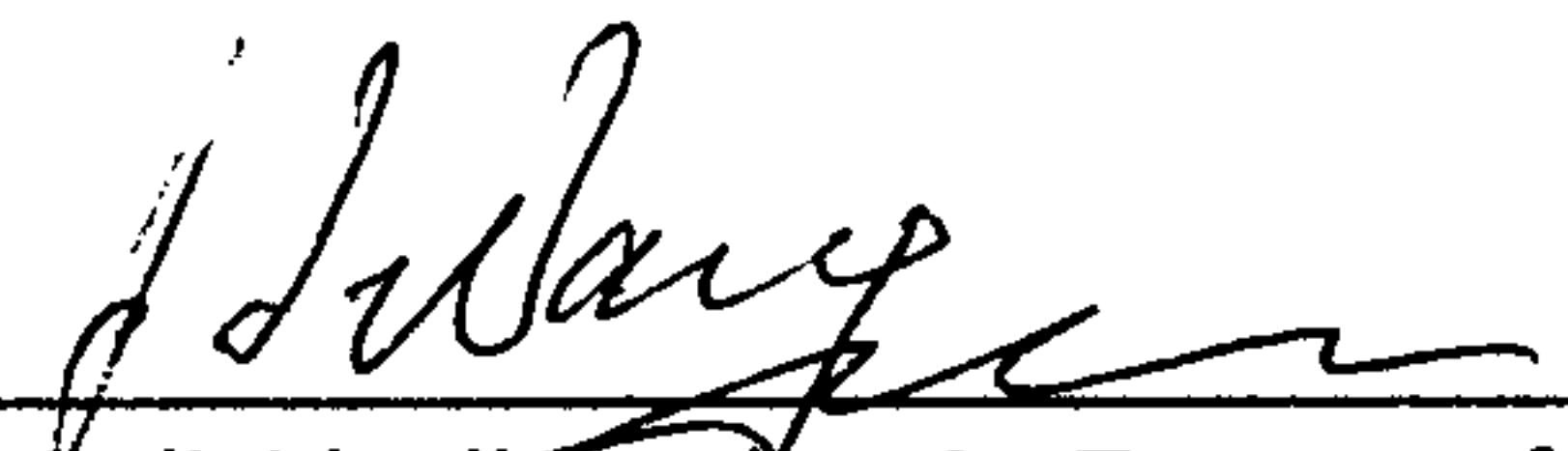
TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.


20130206000051850 1/3 \$280.50
Shelby Cnty Judge of Probate, AL
02/06/2013 10:16:38 AM FILED/CERT

Shelby County, AL 02/06/2013
State of Alabama
Deed Tax: \$261.50

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 30th day of January, 2013.

WITNESS:


Jen F. Wang, individually and as Co-Trustee of
The Wang Family Trust, dated May 16, 1996


Jui Ling Wang, individually and as Co-Trustee of
The Wang Family Trust, dated May 16, 1996

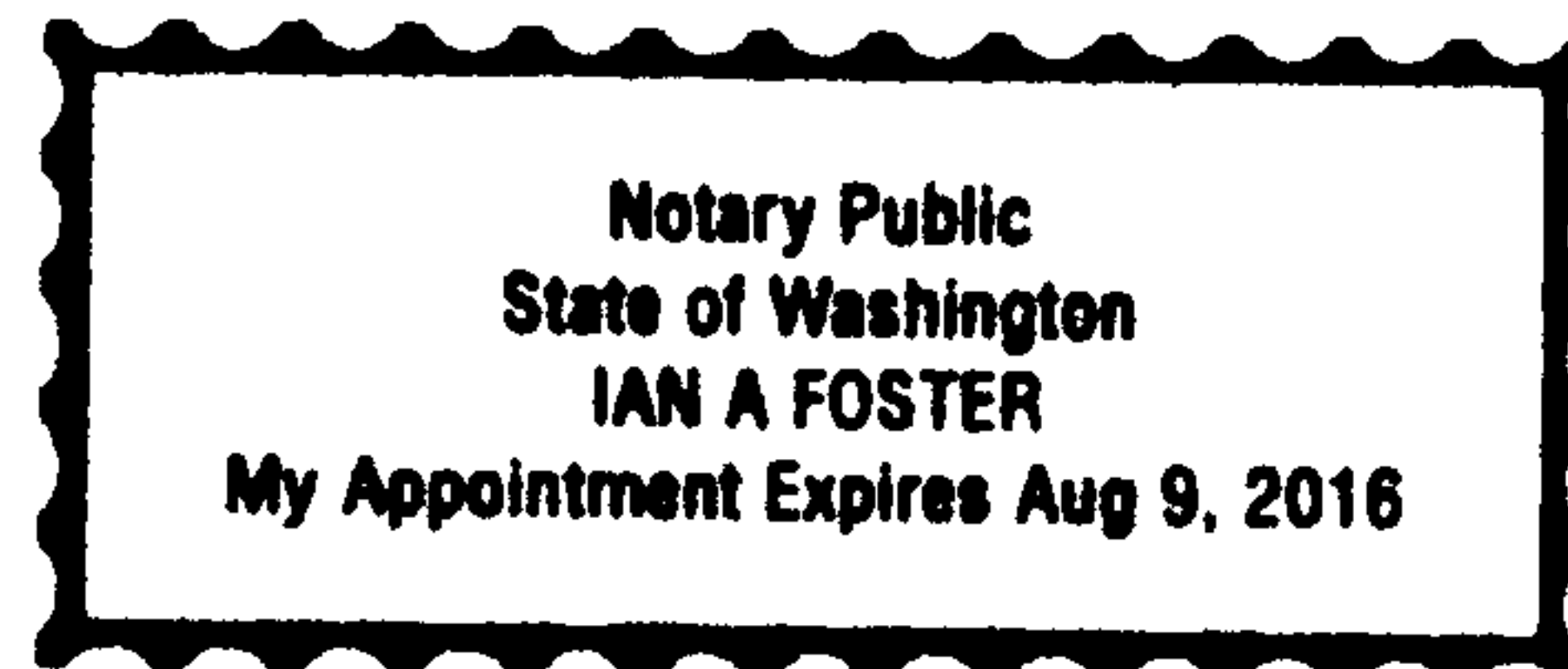
STATE OF WASHINGTON)
COUNTY OF KING)

On this day personally appeared before me Jen F. Wang, and wife, Jui Ling Wang, individually and as Co-Trustees of The Wang Family Trust, dated May 16, 1996, known to me to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, and the free and voluntary act of such Trust, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 30th day of January, 2013.


Notary Public residing at 215 Kirkland Ave
Kirkland, WA 98033
Printed Name: IAN A FOSTER

My Commission Expires: Aug 9, 2016




20130206000051850 2/3 \$280.50
Shelby Cnty Judge of Probate, AL
02/06/2013 10:16:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jen F. Wang/Jui Ling Wang
Mailing Address 109 2nd Street South
Apt. 235
Kirkland, WA 98033

Grantee's Name Charles R. Wang/Ming R. Wang
Mailing Address 21424 SE 33rd Place
Sammamish, WA 98075

Property Address 31.9 Acres off Highway 11
being a part of Section 20,
TS 20 South, Range 2 West
Shelby County, Alabama

Date of Sale 1/___/2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 261,520.00

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 Tax assessor

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 1-25-2013

Print Jen F. Wang

Unattested

→ Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130206000051850 3/3 \$280.50
Shelby Cnty Judge of Probate, AL
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Form RT-1