

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

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 grantor, Jen F. Wang, a married man ("Grantor"), by Charles R. Wang (one and the same as Chou R. Wang) and Ming R. Wang ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees an undivided thirty-three and one-third per cent (33-1/3%) interest, being every interest owned by Grantor, in and to the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

A part of the West 1/2 of the Northwest quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 20; thence run North along the West Section line 1316.10 feet; thence turn right 66° 22' 52" and run Northeasterly 891.87 feet to the point of beginning; thence continue along last described course 502.00 feet; thence turn right 106° 24' 53" and run Southerly 847.56 feet to a point on the Northwesterly right of way of Shelby County Highway #11; thence turn right 67° 02' 55" and run Southwesterly along said right-of-way 284.40 feet to the beginning of a clockwise curve having a radius of 4976.0 feet and a central angle of 1° 16' 00"; thence run along the arc of said curve 110.20 feet; thence turn right 106° 20' 17" from tangent of said curve and run Northwesterly 871.15 feet to the Point of Beginning.

Less and except the following described property:

A parcel of land situated in the Northwest quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Northwest quarter and run North 00 degrees 57 minutes 51 seconds West for a distance of 1,314.99 feet; thence run North 65 degrees 23 minutes 47 seconds East for a distance of 892.16 feet to the Northwest corner of the



20130206000051860 1/4 \$45.50
Shelby Cnty Judge of Probate, AL
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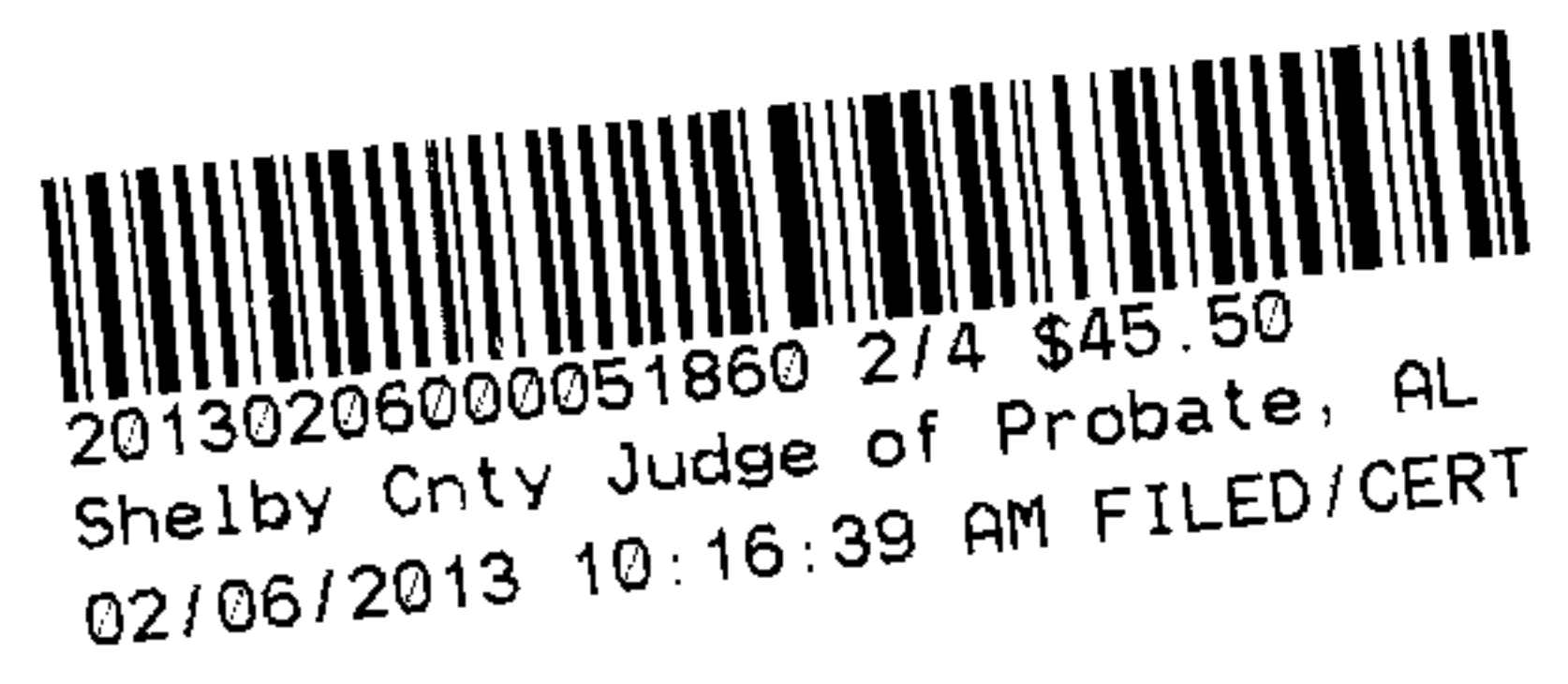
Shelby County, AL 02/06/2013
State of Alabama
Deed Tax: \$24.50

property recorded in Deed Book 350, Page 443, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 16 degrees 17 minutes 29 seconds East along the West line of said property for a distance of 810.91 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the POINT OF BEGINNING, said point also being on a curve turning to the right, said curve having a radius of 5,679.95 feet, a central angle of 01 degrees 23 minutes 06 seconds, a chord bearing of North 57 degrees 28 minutes 52 seconds East, and a chord distance of 137.30 feet; thence leaving said West line run along said proposed right of way line and along the arc of said curve for a distance of 137.30 feet; thence run North 58 degrees 10 minutes 25 seconds East along said proposed right of way line for a distance of 145.38 feet to the East property line of said property; thence leaving said proposed right of way line run South 00 degrees 42 minutes 30 seconds East along said East line for a distance of 67.89 feet to the current Northwestern-most right of way line of Shelby County Road 11; thence run South 58 degrees 21 minutes 01 seconds West along said current right of way line for a distance of 66.49 feet to a point on a curve turning to the left, said curve having a radius of 5,769.56 feet, a central angle of 01 degrees 57 minutes 43 seconds, a chord bearing of South 57 degrees 21 minutes 09 seconds West, and a chord distance of 197.54 feet; thence run along said current right of way line and along the arc of said curve for a distance of 197.55 feet to said West line of said property; thence run North 16 degrees 17 minutes 29 seconds West along said West line for a distance of 61.33 feet to the POINT OF BEGINNING.

Title to the Property is subject to the following exceptions: (1) Current taxes; (2) Easement to Colonial Pipeline, as recorded in Deed Book 221, Page 758, and Deed Book 221, Page 762, in the Probate Office of Shelby County, Alabama; (3) Easement recorded in Deed Book 319, Page 732, in the Probate Office of Shelby County, Alabama; (4) This conveyance does not include any portion of the subject property sold to Shelby County, Alabama, recorded in Instrument #20080820000335820; (5) Rights of others in and to the use of easement recorded in Deed Book 346, Page 485, in the Probate Office of Shelby County, Alabama; (6) Transmission line permit to Alabama Power Company, recorded in Deed Book 127, Page 399, in the Probate Office of Shelby County, Alabama; (7) Easement to Colonial Pipeline, as recorded in Deed Book 221, Page 760, and Deed Book 269, Page 531, in the Probate Office of Shelby County, Alabama; (8) Easement to Shelby County, Alabama, as recorded in Deed Book 18, Page 586, in the Probate Office of Shelby County, Alabama; (9) This conveyance does not include any portion of the Property lying within a road right of way.

This Property does not constitute the homestead of the Grantor herein.

Also conveyed hereby is an easement for Ingress, Egress, and Utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at Southwest corner of the Northwest 1/4 of Section 20 Township 20 South, Range 2 West, Shelby County, Alabama thence run North along the West Section line 1316.10 feet; thence turn right 66° 22' 52"



and run Northeasterly 891.87 feet to the Point of Beginning of said centerline; thence run right 98° 17' 08" and run Southerly 871.15 feet to a point on the Northwestern right of way of Shelby County Highway #11 and the end of said centerline.

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

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

WITNESS:

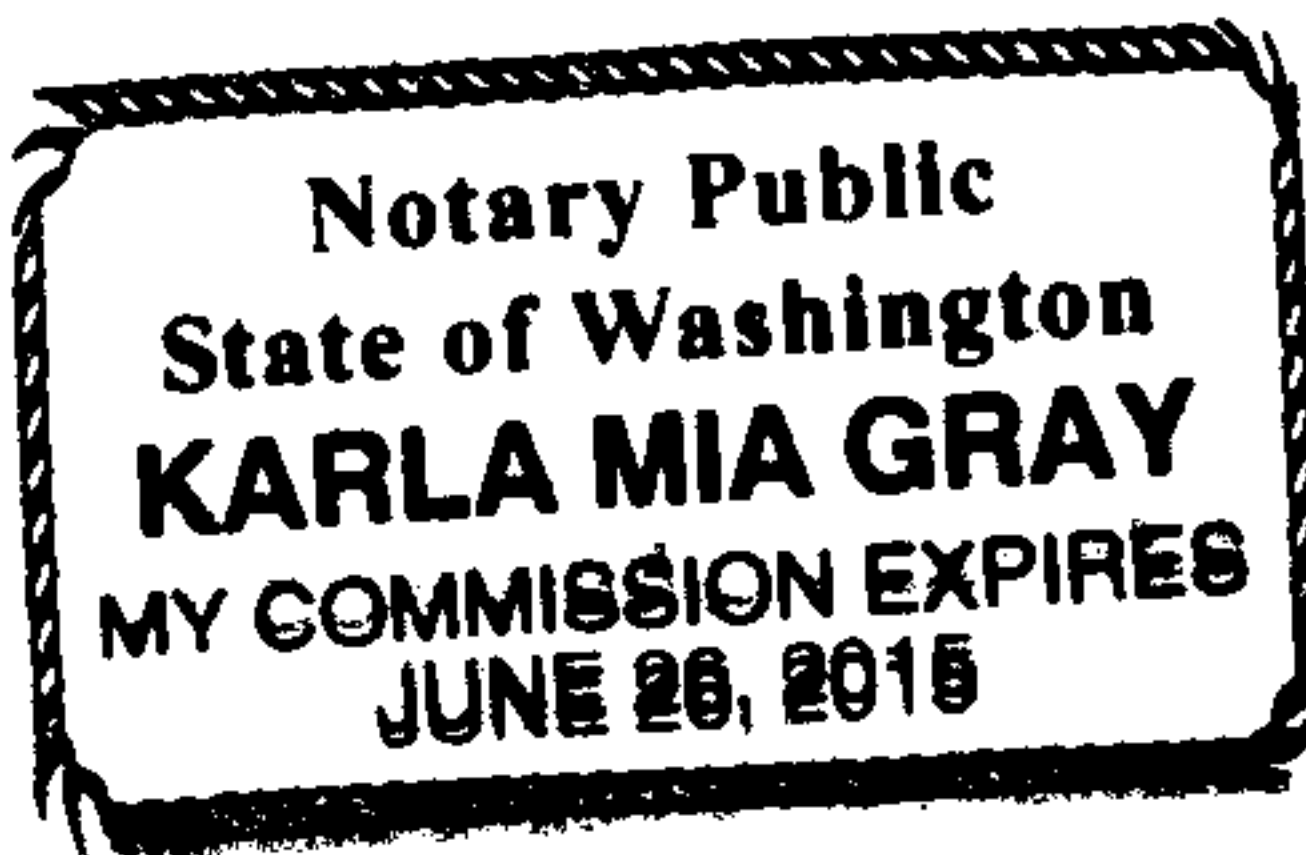
Jen F. Wang

Jen F. Wang
Jen F. Wang

STATE OF WASHINGTON)
COUNTY OF King)

On this day personally appeared before me Jen F. Wang, a married man, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Kirkland
Notary Public residing at
Printed Name: Karla Gray

My Commission Expires: 6/26/15

20130206000051860 3/4 \$45.50
Shelby Cnty Judge of Probate, AL
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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 Jen F. 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 6.94 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 \$ 1/3 Interest - \$24,353.00

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



20130206000051860 4/4 \$45.50
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Form RT-1