

Send tax notice to:

JIN H. LEE
4977 EAGLE CREST ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

CONSIDERATION: \$302,300.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND AND NO/100 (\$10,000) in hand paid to the undersigned, BU YING WANG and JIN H. LEE, Wife and Husband AND JENG TZYU WANG and WEI WANG, Wife and Husband (hereinafter referred to as "Grantors") by BU YING WANG AND JIN H. LEE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOTS 2101 AND 2102, ACCORDING TO THE SURVEY OF EAGLE POINT 21ST SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PURCHASE OF THIS DEED IS TO REMOVE MOTHER AND FATHER, JENG TZYU WANG AND WEI WANG AND TO ADD JIN H. LEE (HUSBAND OF BU YING WANG).

BU Y. WANG IS ONE AND THE SAME PERSON AS BU YING WANG.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10 day of January, 2013.



20130207000054590 1/3 \$320.00
Shelby Cnty Judge of Probate, AL
02/07/2013 08:53:05 AM FILED/CERT

Shelby County, AL 02/07/2013
State of Alabama
Deed Tax: \$302.00


BU YING WANG


JIN H. LEE


JENG TZYU WANG

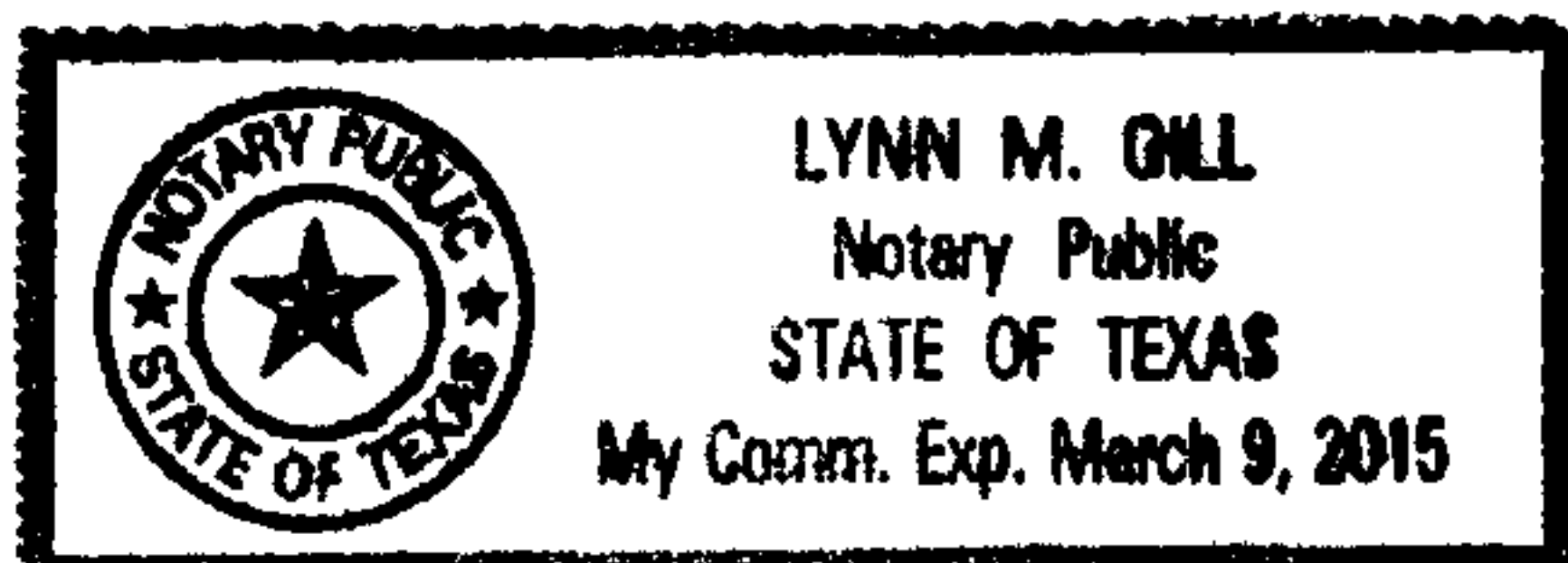

WEI WANG

20130207000054590 2/3 \$320.00
Shelby Cnty Judge of Probate, AL
02/07/2013 08:53:05 AM FILED/CERT

STATE OF Texas
COUNTY OF Tarrant

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENG TZYY WANG and WEI WANG, whose names 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 DAY OF JANUARY, 2013.



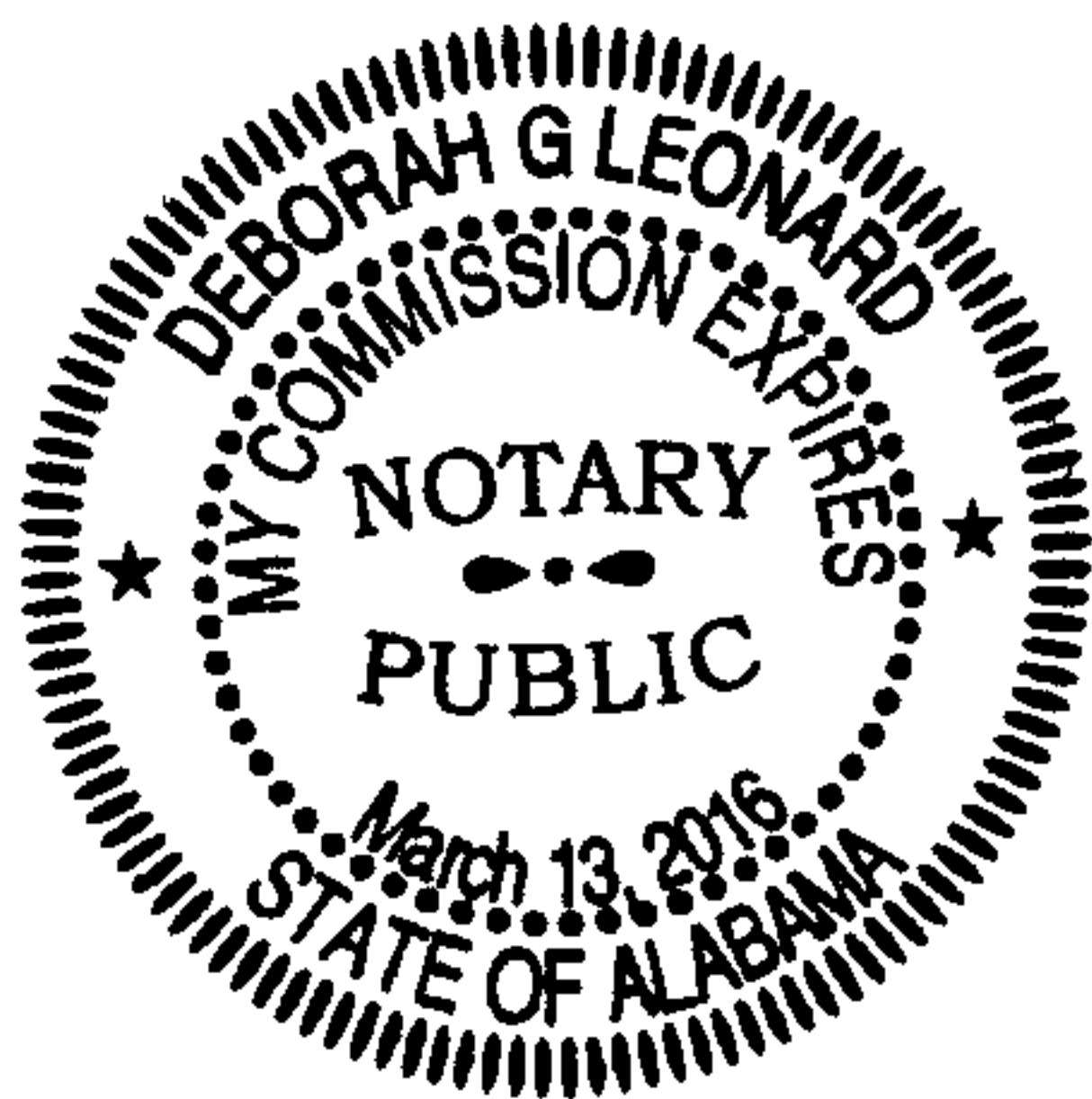
Lynn M. Gill

Notary Public
Print Name: Lynn M. Gill
Commission Expires: 3-9-2015

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BU YING WANG and JIN H. LEE, whose names 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 DAY OF JANUARY, 2013.



Deborah G. Leonard

Notary Public
Print Name: Deborah G. Leonard
Commission Expires: 3-13-16

20130207000054590 3/3 \$320.00
Shelby Cnty Judge of Probate, AL
02/07/2013 08:53:05 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 Bu Ying Wang
Mailing Address Jin H Lee

Grantee's Name Bu Ying Wang & Jin H Lee
Mailing Address Jing Ziyu Wang

Property Address 4977 Eagle Crest Rd
B'k - AL 35242

Date of Sale 1-10-13

Total Purchase Price \$ 302,300

or
Actual Value \$ 302,300

or
Assessor's Market Value \$ 302,300

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 1-11-13

Print Jin H. Lee

☐ Unattested

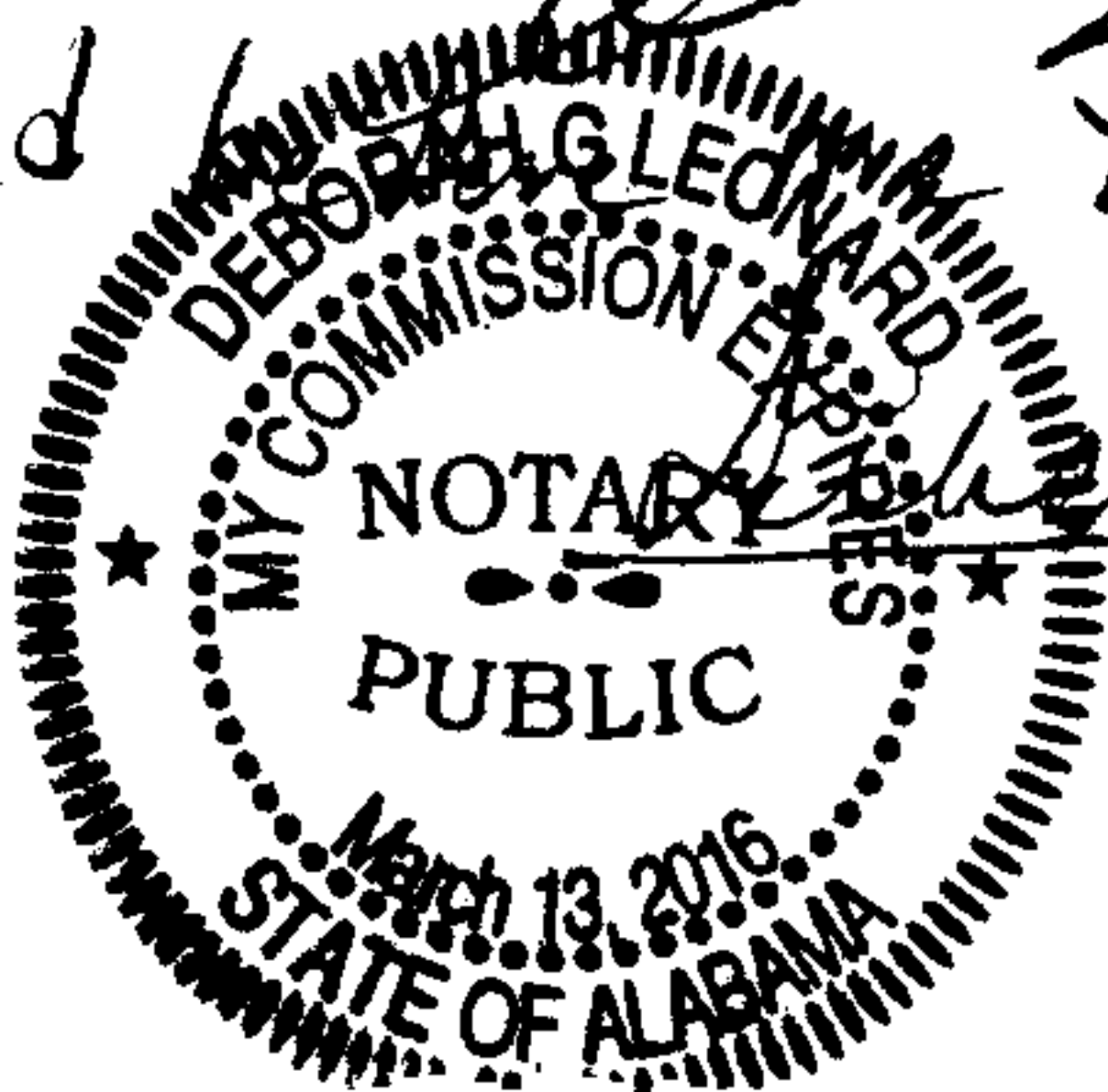
Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sworn to & Subscribed
04 January, 2013



This the 10th day
of January, 2013