

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 44, according to the Resurvey of Lots 1 through 64, 89 through 104, and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., by deed recorded in, Real 65, Page 201, in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Condition and Restrictions of Applegate Townhouse, and recorded in Real 63, Page 634, in said Probate Office; being situated in Shelby County, Alabama.

#### **Subject to:**

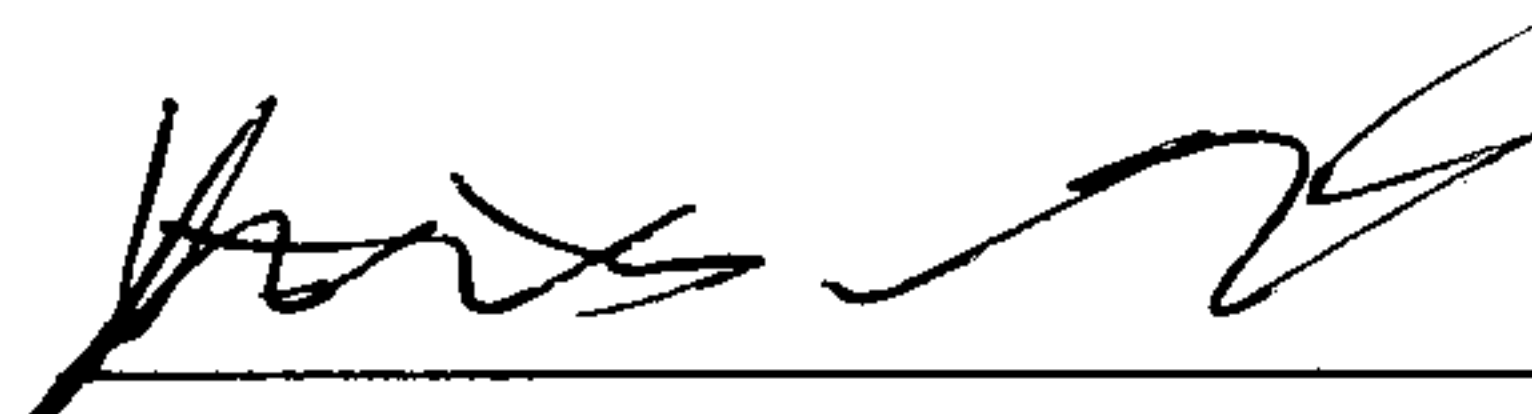
- 1. Ad Valorem Taxes for the current year, which Grantee herein assume and agree to pay.**
- 2. Any and all restrictions, reservations, easements and rights-of-way, conditions and building setback lines of record in Shelby County, Alabama.**


**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.

  
20140515000146660 1/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
05/15/2014 10:36:13 AM FILED/CERT

Shelby County, AL 05/15/2014  
State of Alabama  
Deed Tax: \$81.00

IN WITNESS WHEREOF, We, the Grantors, have hereunto set our hands and seals, this 9<sup>th</sup> day of May, 2014.

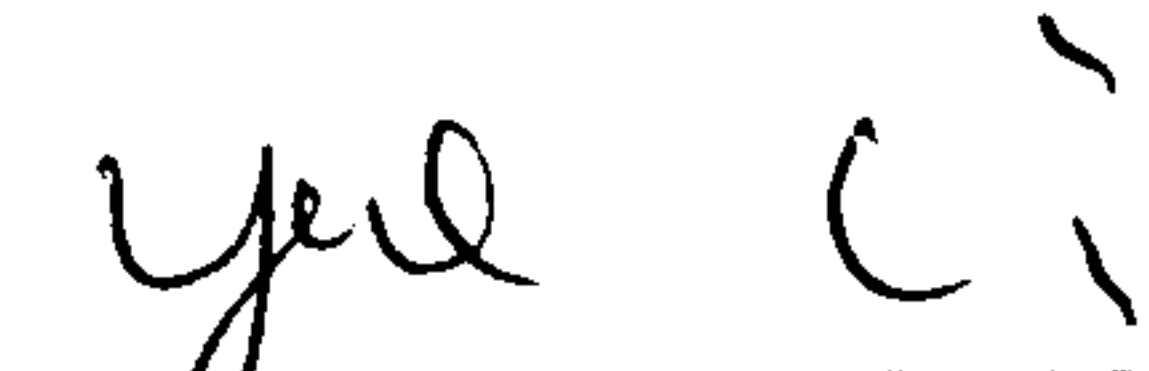
 (Seal)  
(Grantor) Yongming Wang

 (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 9<sup>th</sup> 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.

  
20140515000146660 2/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
05/15/2014 10:36:13 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 Yongming Wang  
Mailing Address 1707 Columbiana Lane  
B'ham AL 35216

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

Property Address 1509 Applegate Ln  
Alabaster AL 35007

Date of Sale 5/9/14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 80,800

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).

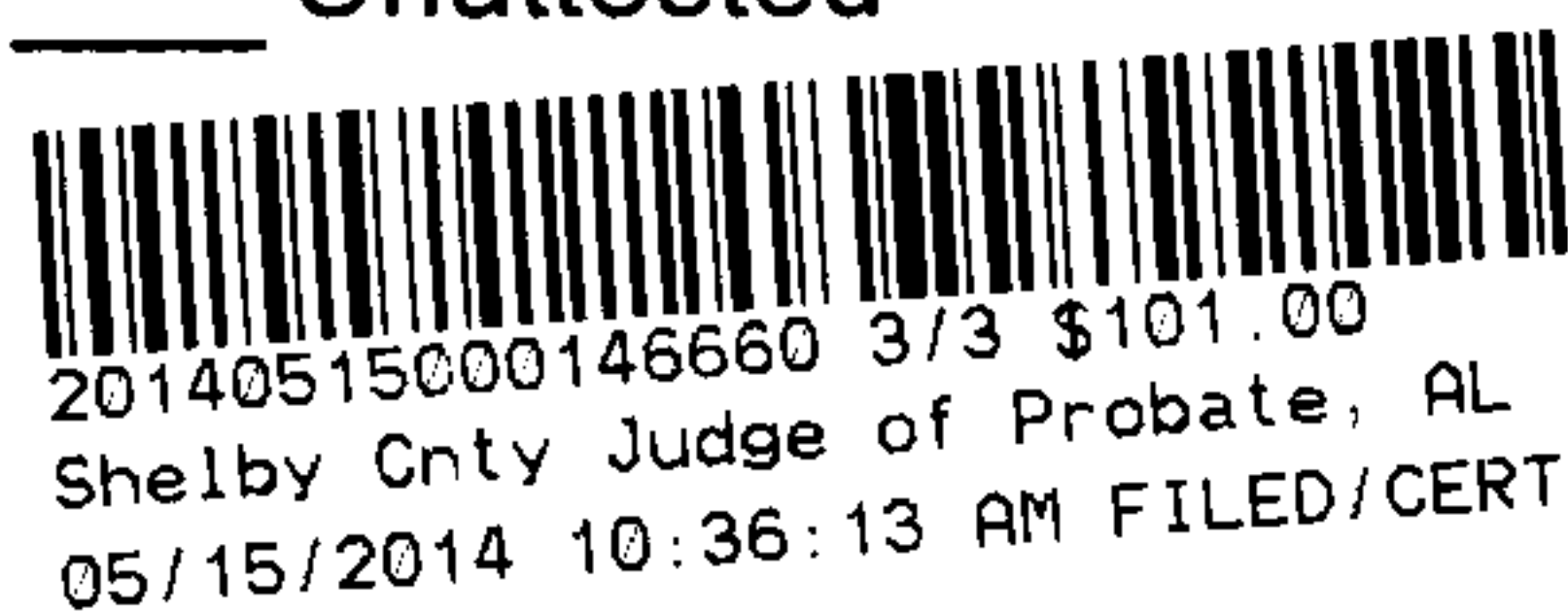
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/15/14

Print Yongming Wang

☐ Unattested

Sign [Signature]



Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1