

STATE OF ALABAMA)

COUNTY OF SHELBY)



20230328000085930 1/4 \$760.00
Shelby Cnty Judge of Probate, AL
03/28/2023 10:40:47 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT TRAN ALAN SONG and LINDSEY R. JONES SONG, husband and wife (together herein, "Grantors"), whose address is 7739 Gulf Boulevard, Navarre, FL 32566, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to LINDSEY R. JONES SONG AND TRAN ALAN SONG, TRUSTEES, or any successors in trust, under THE SONG FAMILY REVOCABLE TRUST dated February 13, 2023 and any amendments thereto (herein, "Grantee"), whose address is 7739 Gulf Boulevard, Navarre, FL 32566, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1332 Legacy Drive, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20200602000221430

PROPERTY ID: 03-5-15-4-003-027.000

REAL PROPERTY TAX: \$ _____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 13 day of February, 2023.

Shelby County, AL 03/28/2023
State of Alabama
Deed Tax: \$729.00



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IN WITNESS WHEREOF, the Grantor hereunto set, hand, and seal the day and year first above written. Signed, sealed and delivered in our presence:

GRANTOR:

Witness Name:

Lauren Fry

Tran Alan Song

GRANTOR:

Witness Name:

Elizabeth Davis

Lindsey R. Jones Song

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me, on February 13, 2023, by **TRAN ALAN SONG** by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced FL Driver License (type of identification) as identification, by **LINDSEY R. JONES SONG** by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced FL Driver License (type of identification) as identification, and sworn to and subscribed before me by the witnesses, Lauren Fry, a witness, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced (type of identification) as identification, and Elizabeth Davis, a witness, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who has produced (type of identification) as identification.

[Notary Seal]



Notary Public

Printed Name:

Stevie Wren

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

MICHELLE HARPER
MURPHY & BERGLUND
1101 DOUGLAS AVENUE
ALTAMONTE SPRINGS, FL 32714

The Grantee's address is:

LINDSEY R. JONES SONG, TRUSTEE
TRAN ALAN SONG, TRUSTEE
7739 GULF BOULEVARD
NAVARRE, FL 32566

EXHIBIT A

[Legal Description]



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LOT 519, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 5TH SECTOR, PHASE III, AS RECORDED IN MAP BOOK 33, PAGE 56, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Tran Alan Song and Lindsey R
Mailing Address Jones Song
7739 Gulf Blvd.
Navarre, FL 32566

Grantee's Name Lindsey R. Jones Song, Trustee
Mailing Address Tran Alan Song, Trustee
7739 Gulf Blvd.
Navarre, FL 32566

Property Address 1332 Legacy Drive
Birmingham, AL 35242

Date of Sale 2/13/2023
Total Purchase Price \$ _____
or
Actual Value \$ 728,900
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 Tax bill


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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 2/13/2023

Print TRAN ALAN SONG

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1