

E-6996

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Matthew Jacob Whitworth
5516 Heath Row Drive
Birmingham, AL 35242

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$420,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, Trustees of the Hau-Yuk Rainbow Ng Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest), and Wei-Chung Lin and Hau-Yuk Rainbow Ng Lin, Trustees of the Wei-Chung Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Jacob Whitworth and Terri-John Whitworth** (herein referred to as grantees), the following described real estate situated in **SHELBY County, Alabama, to-wit:**

Lot 15, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$399,000.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, Trustees of the Hau-Yuk Rainbow Ng Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest), has caused these presents to be executed by Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, its trustees, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 18 day of September, 2024.

Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, Trustees of the Hau-Yuk Rainbow Ng Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest)

By: Hau-Yuk Rainbow Ng Lin, Trustee
Hau-Yuk Rainbow Ng Lin, Trustee

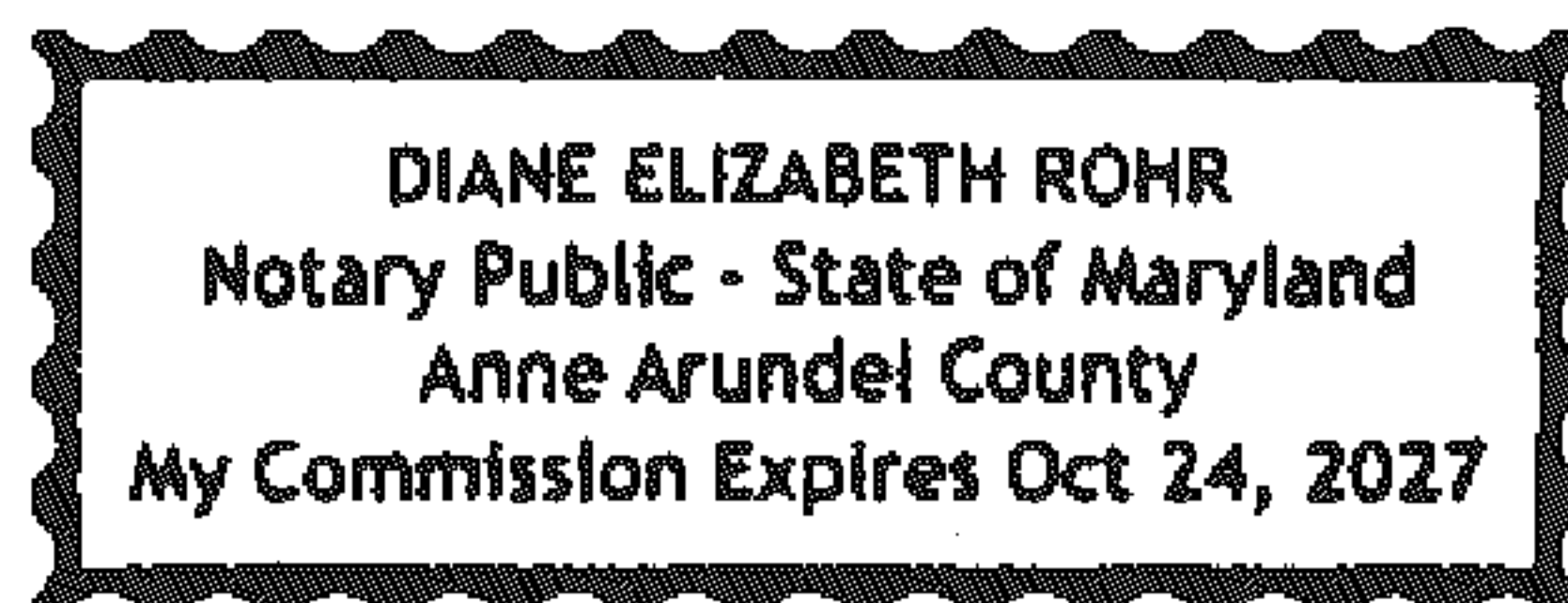
By: Wei-Chung Lin, Trustee
Wei-Chung Lin, Trustee

ACKNOWLEDGEMENT

STATE OF Maryland
COUNTY OF Anne Arundel

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin whose name as Trustees of the Hau-Yuk Rainbow Ng Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest), are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they, as such trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of September, 2024.



Diane Elizabeth Rohr
NOTARY PUBLIC
My Commission Expires: 10-24-2027

IN WITNESS WHEREOF, the said Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, Trustees of the Wei-Chung Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest) have caused these presents to be executed by Wei-Chung Lin and Hau-Yuk Rainbow Ng Lin, its trustee, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 18 day of September, 2024.

Wei-Chung Lin and Hau-Yuk Rainbow Ng Lin, Trustees of the Wei-Chung Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest)

By: Wei-Chung Lin, Trustee
Wei-Chung Lin, Trustee

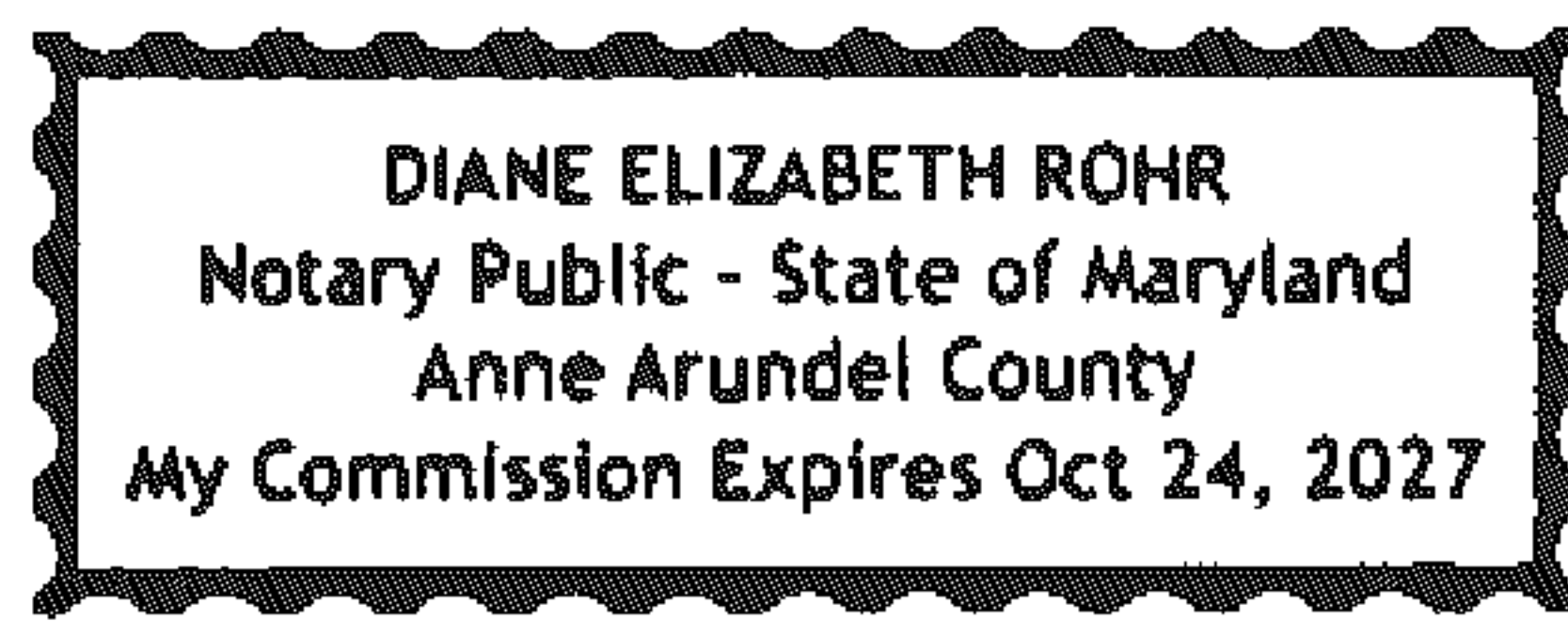
By: Hau-Yuk Rainbow Ng Lin, Trustee
Hau-Yuk Rainbow Ng Lin, Trustee

ACKNOWLEDGEMENT

STATE OF Maryland
COUNTY OF Anne Arundel

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wei-Chung Lin and Hau-Yuk Rainbow Ng Lin whose name as Trustees of the Wei-Chung Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they, as such trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of September, 2024.



Diane Elizabeth Rohr
NOTARY PUBLIC
My Commission Expires: 10-24-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2024 01:04:08 PM
\$54.00 CHARITY
20240920000293810

Allen S. Boyd

Real Estate Sales Validation Form

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

File #: E-6996

Grantor's Name Hau-Yuk Rainbow Ng Lin and Wei-Chung Lin, Trustees of the Hau-Yuk Rainbow Ng Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest), and Wei-Chung Lin and Hau-Yuk Rainbow Ng Lin, Trustees of the Wei-Chung Lin Revocable Trust dated August 20, 2018, and any amendments thereto (as to a 50% undivided interest)
Mailing Address _____

Property Address 5516 Heath Row Drive
Birmingham, AL 35242

Grantee's Name Matthew Jacob Whitworth and Terri-John Whitworth
Mailing Address 5516 Heath Row Drive
Birmingham, AL 35242
Date of Sale 9 / 20 / 2024
Total Purchase Price \$\$420,000.00
Or
Actual Value \$ _____
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:

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: September 20 2024

Print: Phillip W. Smith

Unattested

(verified by)

Signature 
(Grantor/Grantee/ Owner/Agent) circle one