

Recording requested by:

Authority Title and Escrow of Alabama
4100 Market Street SW, Suite 100
Huntsville, AL 35808
(256) 800-2294

File Number: AL – 24 -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN AND 00/100 (**\$10.00**), and other good and valuable considerations, this day paid to **Howard A. Weant, a married person, of 4150 Jensome Lane, Franklin, TN 37064** (henceforth referred to as “Grantor”), the receipt of which is hereby acknowledged, the GRANTOR does hereby release, quitclaim, and convey unto **Howard A. Weant and Jinlan Zhong, husband and wife, and Yi Zhong, an unmarried person, and Meili Zhong, an unmarried person, of 4150 Jensome Lane, Franklin, TN 37064** (henceforth referred to as “Grantee”), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate with an assessor’s value of ONE HUNDRED TWELVE THOUSAND TWO HUNDRED FOURTY AND 00/100 (**\$112,240.00**) and located at **137 Oak Trail, Birmingham, AL 35242**:

SEE ATTACHED “EXHIBIT A”

*Source of Title: Book 344, Page 462 in the
Office of the Judge of Probate of Shelby County, Alabama.*

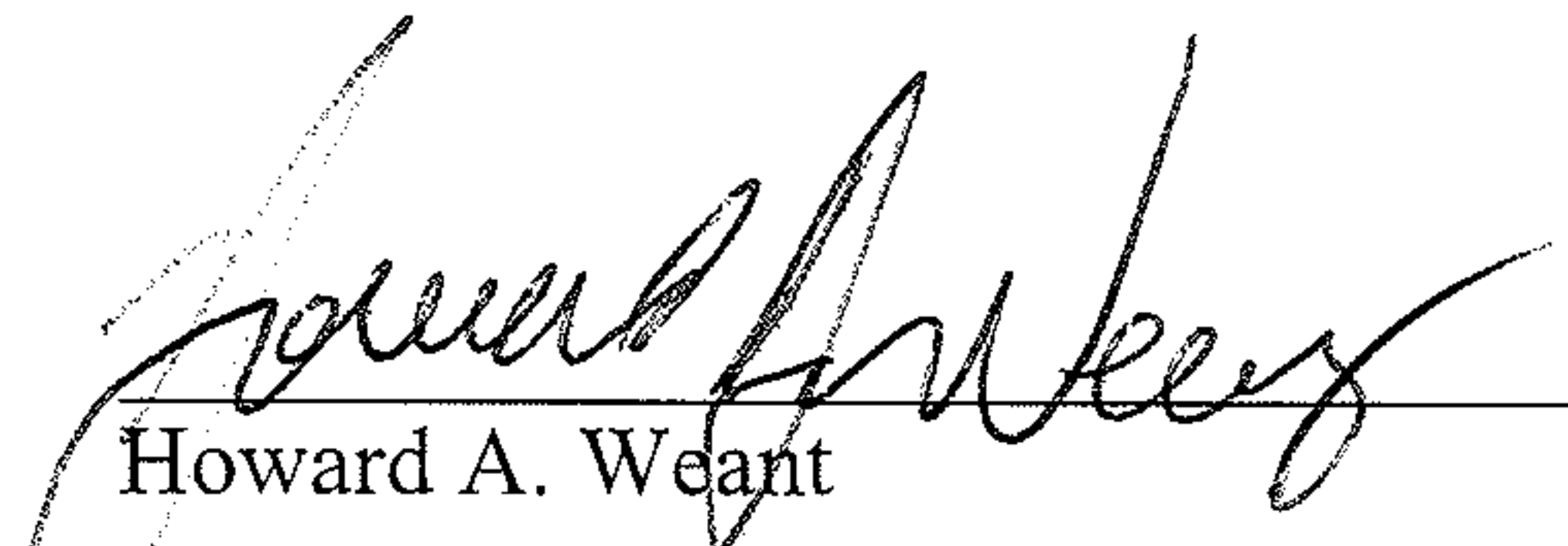
No Title Opinion rendered or requested

No part of the property is the Homestead of the Grantor or its spouse.

The legal description contained in this instrument was furnished to the Scrivener by the grantor. The Scrivener makes no representation regarding (i) the accuracy of said legal description, including whether or not the same closes, or (ii) the status of title to the subject property.

TO HAVE AND TO HOLD the above described real estate, to the said GRANTEES, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal this 30th day of September, 2024.

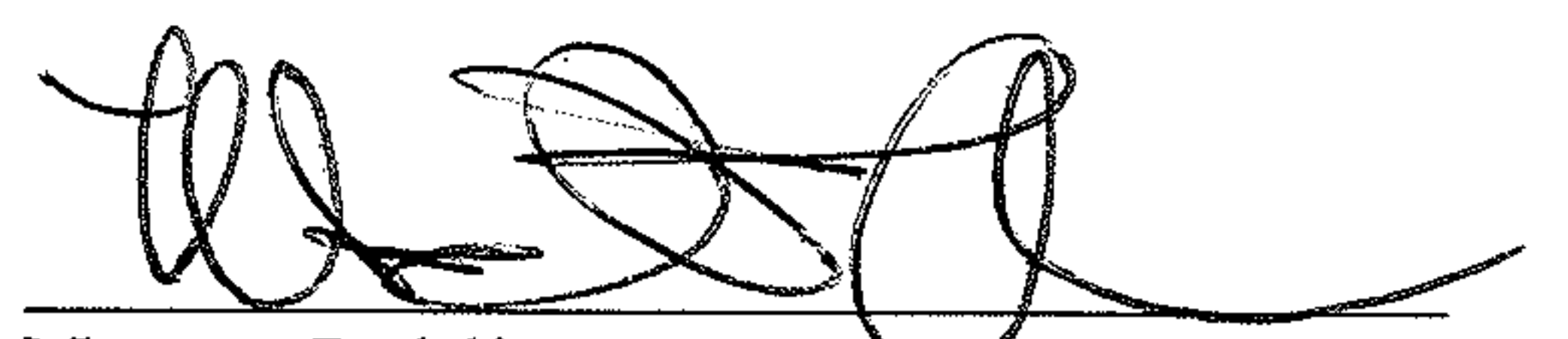

Howard A. Weant

STATE OF TN

COUNTY OF Rutherford

I, the undersigned Notary Public in and for said County and State, hereby certify that Howard A. Weant whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2024.


Notary Public
My Commission Expires: 9/22/26

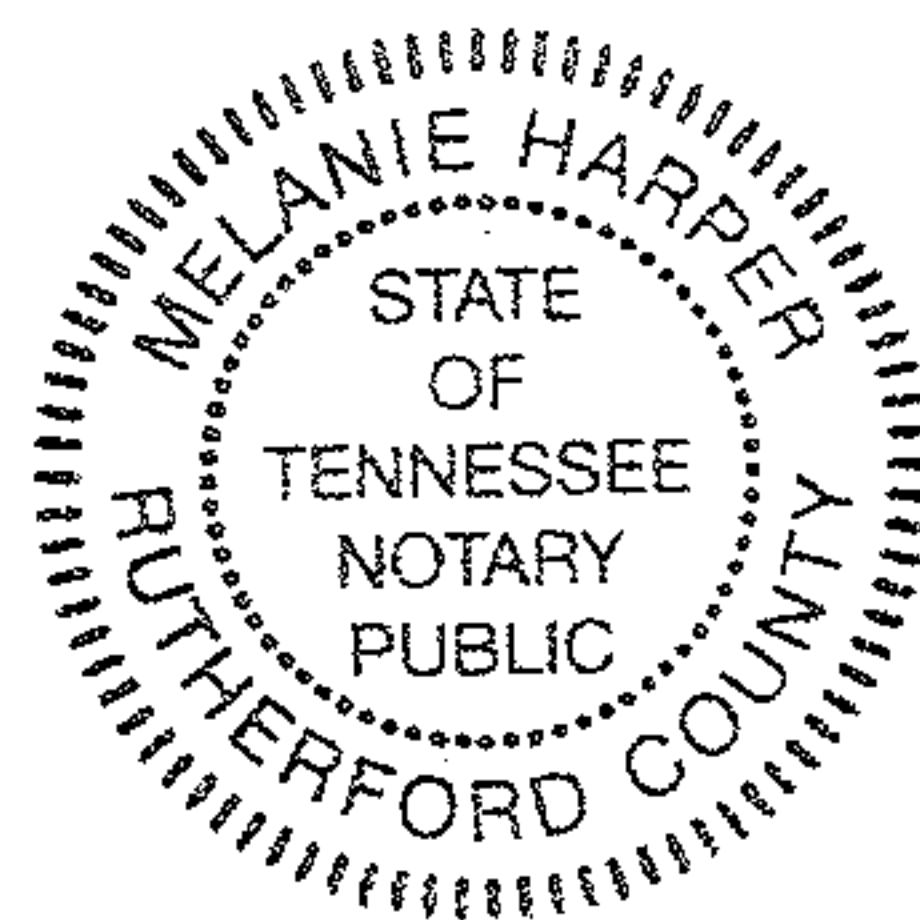


EXHIBIT A
LEGAL DESCRIPTION

Begin at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, and run Easterly along the South side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 289.4 feet to the point of beginning; then continue along the same direction for 512.6 feet; then turn an angle of 90 degrees 35 minutes 30 seconds to the left and run 170.0 feet; then turn an angle of 89 degrees 24 minutes 30 seconds to the left and run 512.6 feet; then turn an angle of 90 degrees 35 minutes 30 seconds to the left and run 170.00 feet back to the point of beginning.

Together with ingress and egress over and across the easement as described in Misc. Book 41, page 523, in Probate Office situated in Shelby County, Alabama.

This Form Prepared By:
Geoffrey K. Middleton
Middleton Law Firm, PLLC
303 Williams Avenue Southwest, Suite 931
Huntsville, AL 35801
(256) 427-2760

Tennessee Certification of Electronic Document

I, Melanie Harper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.30.24 (date of document).

[Handwritten Signature]
Affiant Signature

9.30.24
Date

State of TN

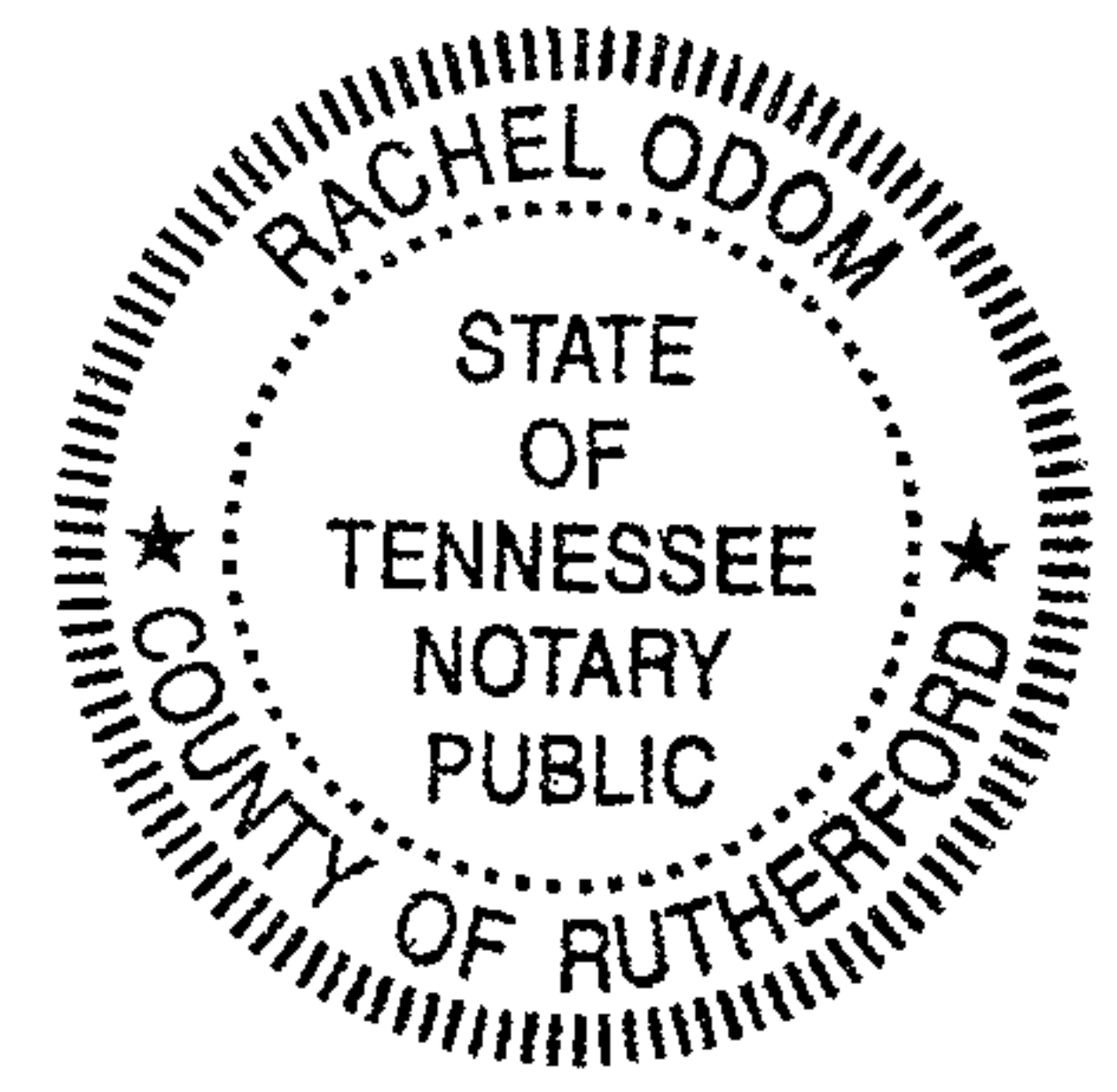
County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2024.

[Handwritten Signature]
Notary's Signature

MY COMMISSION EXPIRES: 5/24/28

NOTARY'S SEAL





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2024 08:09:26 AM
\$146.50 PAYGE
20241001000305220

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Howard A. Weant	Grantee's Name	Howard A. Weant, Jinlan Zhong, Yi Zhong, and Meili Zhong
Mailing Address	4150 Jensome Lane Franklin, TN 37064	Mailing Address	4150 Jensome Lane Franklin, TN 37064
Property Address	137 Oak Trail Birmingham, AL 35242	Date of Sale	/ /
		Total Purchase Price	\$0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$112,240.00

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>assessed value</u> |
| <input type="checkbox"/> Closing Statement | |

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 9/30/24

Unattested

 (verified by)

Print Kate Lynn Seng
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one