

20250317000078590 1/3 \$388.00
Shelby Cnty Judge of Probate, AL
03/17/2025 10:52:15 AM FILED/CERT

TITLE NOT EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES HEREIN

This instrument was prepared by:

SEND TAX NOTICE TO:

Kristin R. Waters, Esq.
Waters Sullivan, LLC
2 Twentieth Street North
Suite 1350
Birmingham, Alabama 35203

Yuh-Lan Ho Wang
566 Thorn Berry Lane
Birmingham, Alabama 35242
Phone: 205-260-7665

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten DOLLARS (\$10.00), and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Yuh-Lan Ho Wang, an unmarried woman, (hereinafter referred to as GRANTOR), hereby release, quit claim, grant, sell, and convey to Kevin Wang, as Trustee, or his successor or successors in trust, under **The Yuh Ho Wang Revocable Living Trust**, dated February 11, 2025, and any amendments thereto, (hereinafter referred to as GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, being more particularly described as follows, to wit:

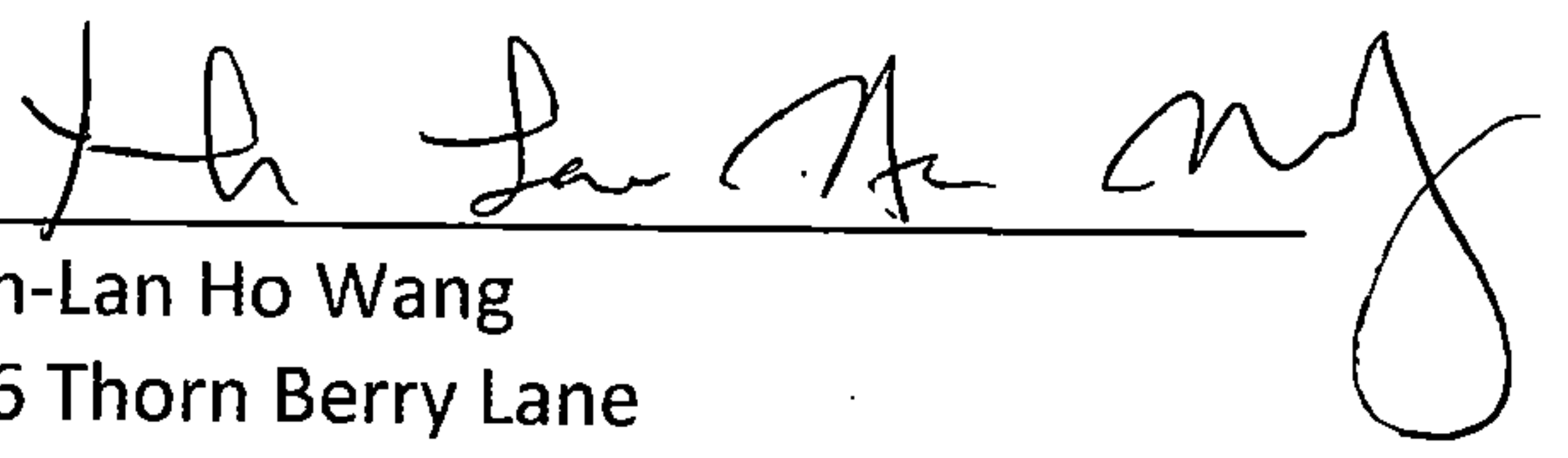
Lot 32, according to the Survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Office of the Judge of Shelby County, Alabama

SUBJECT TO: (1) Taxes for the year 2025 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to said GRANTEE forever.

Shelby County, AL 03/17/2025
State of Alabama
Deed Tax: \$360.00

Given under my hand and seal, on this, the 17 day of March, 2025.


Yuh-Lan Ho Wang
566 Thorn Berry Lane
Birmingham, Alabama 35242

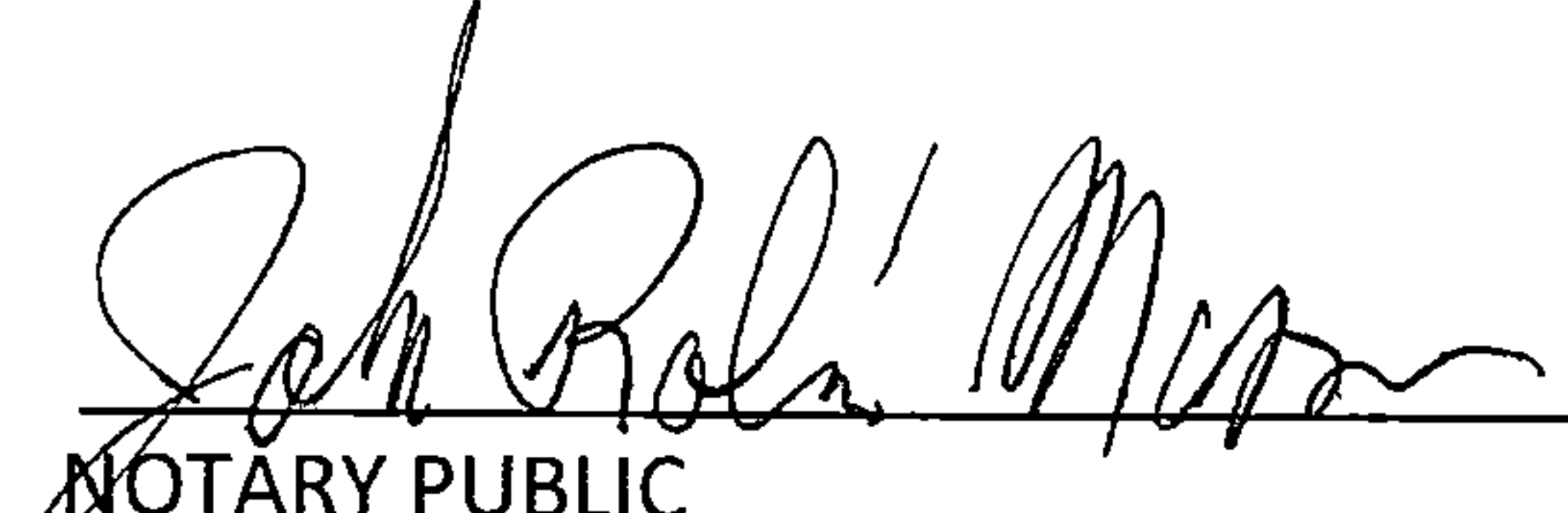
VERIFICATION

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Yuh-Lan Ho Wang, whose name is signed to the foregoing conveyance, is known to me and acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this, the 17th day of MARCH, 2025.

John Robin Mason
Notary Public
Alabama State at Large
My Commission Expires
June 1, 2025


NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

My Commission Expires
June 1, 2025

Real Estate Sales Validation Form



20250317000078590 3/3 \$388.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, S.

Grantor's Name Yuh Lan Ho Wang
Mailing Address 566 Thorn Berry Ln.

Grantee's Name Kevin H. Wang
Mailing Address 286 Highland View Dr.

B'ham, AL 35242

B'ham, AL 35242

Property Address 566 Thorn Berry Ln.

B'ham, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 360,000^{0.00}

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)

- 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 3-17-25

Print Yuh Lan Ho Wang

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)