

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Ruiming Liu and Hepeng Hu
916 Teaberry Lane
Hoover, AL 35244

No title exam was done for the preparation of this deed. The preparer is acting as scrivener only.

Kevin H. Hu is conveying his 1/3 interest to Ruiming Liu and Hepeng Hu.

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KEVIN H. HU, a married man** (herein referred to as Grantor), does release, remise and quitclaim his any interest in the subject property unto **RUIMING LIU and HEPENG HU, wife and husband** (herein referred to as Grantees), regarding the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 3221, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

- (1) Subject to easements, restrictions, covenants and conditions, if any.
- (2) Subject to mineral and mining rights, if any.

Property address: 916 Teaberry Lane, Hoover, AL 35244

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 5th
day of July, 2025.

Kevin H. Hu
KEVIN H. HU

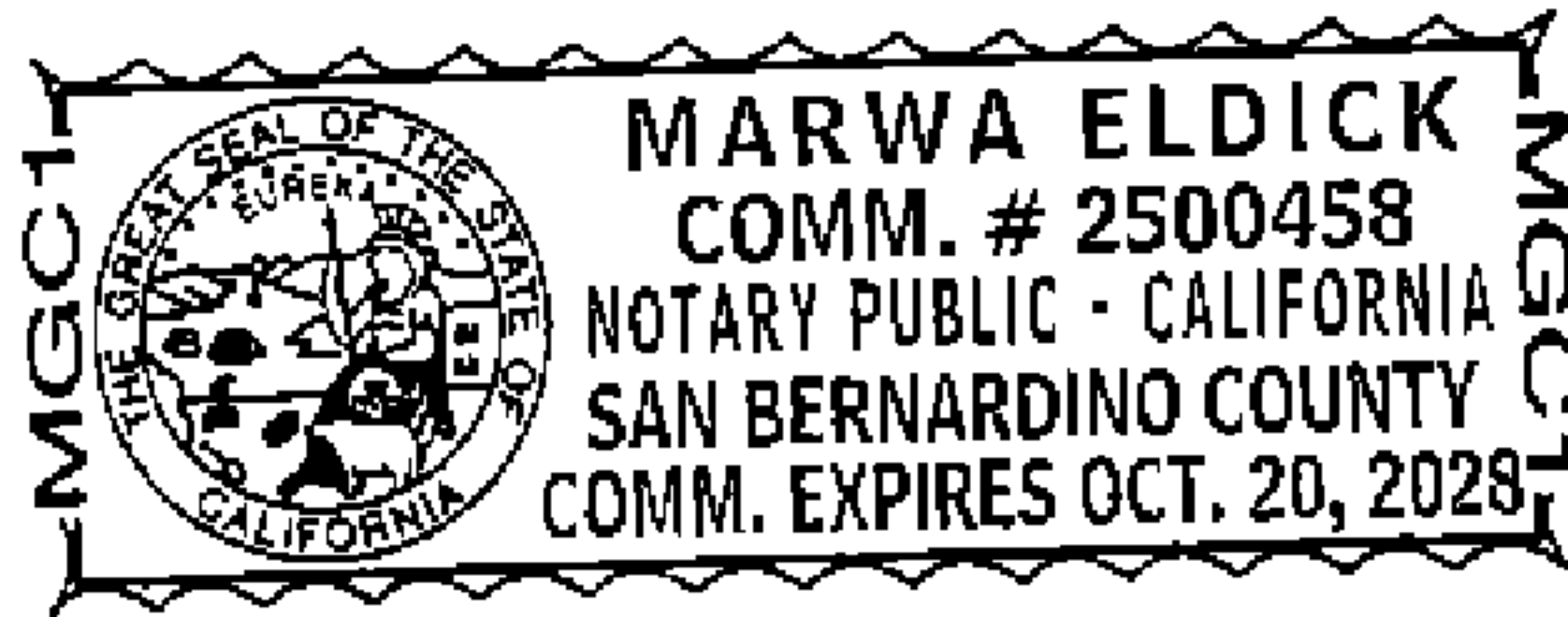
STATE OF California)
COUNTY OF San Bernardino)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that KEVIN H. HU, 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 said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 5th day of July, 2025.

Marwa Eldick
NOTARY PUBLIC

My commission expires: October 20, 2028



Real Estate Sales Validation Form

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

Grantor's Name	<u>KEVIN H. HU</u>	Grantee's Name	<u>RUIMING LIU AND HEPENG HU</u>
Mailing Address	<u>916 TEABERRY LN HOOVER, AL 35244</u>	Mailing Address	<u>916 TEABERRY LN HOOVER, AL 35244</u>
Property Address	<u>916 TEABERRY LN HOOVER, AL 35244</u>	Date of Sale	<u>July 5, 2025</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	<u>\$140,000.00 (1/3 of \$420,000.00)</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Quiclaim Deed

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 July 5, 2025

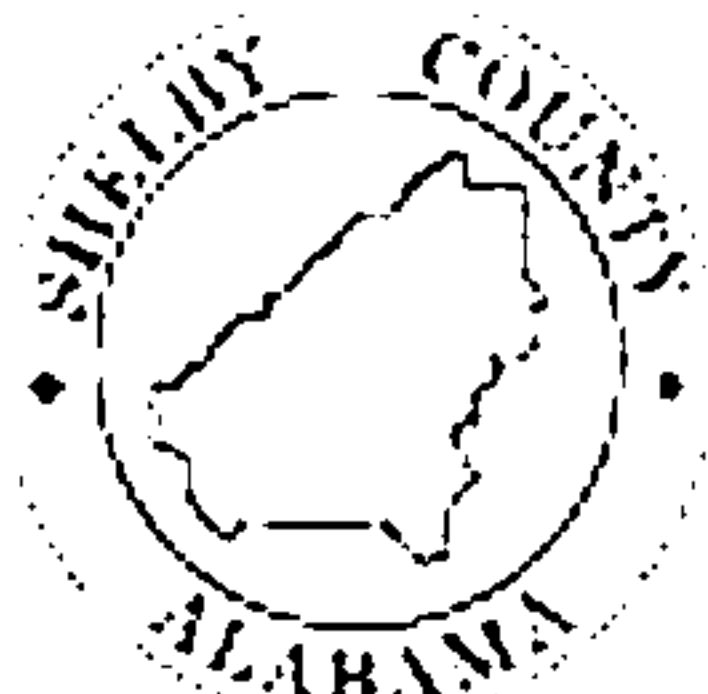
Print Malcolm S. McLeod

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2025 11:40:53 AM
 \$168.00 BRITTANI
 20250916000282900

Form RT-1
 Alabama 08/2012 LSS

Allen S. Boyd