

Prepared by and Return to:

Bao Linh Huynh Than, Esq.
THAN LAW, PA.
1829 E. Colonial Drive,
Orlando, FL 32803.
(407) 500-8426

Send Tax Notice to:

Xuan My Nguyen
2187 Loch Dr.,
Springfield, OR 97477.

Parcel Identification Number:

23 7 25 2 002 017.000

Official Use Only

QUIT CLAIM DEED

THIS QUITCLAIM DEED, dated November 06, 2025, is made by **XUAN MY NGUYEN**, a single woman, whose present postal address is *2187 Loch Dr., Springfield, OR 97477*, (hereinafter referred to as the "GRANTOR"), TO **XUAN MY NGUYEN, Trustee, or her successor in interest, of The Blessings Life Revocable Living Trust dated November 06, 2025, and any amendments thereto**, whose postal address is *2187 Loch Dr., Springfield, OR 97477* (hereinafter referred to as the "GRANTEE"). A Certification of Trust for said Trust being attached hereto as "Exhibit A".

WITNESSETH, that the GRANTOR, for and in consideration of the sum of \$10.00 (ten dollars), the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, release, and quit claim unto GRANTEE and GRANTEE'S heirs and assigns forever, all of the interest of GRANTOR in the following-described property, together with any improvements thereon, situated in the County of Shelby, State of Alabama, viz:

Address: *869 Barkley Drive, Alabaster, AL 35007.*

Legal Description: *Lot 319, according to the Survey of Silver Creek, Sector III, Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.*

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Parcel Identification Number: *23 7 25 2 002 017.000.*

The property's most recent assessor's market value as of the year 2025 is \$257,400.00 (two hundred fifty-seven thousand four hundred dollars).

Full power and authority are conferred upon the GRANTEE, as Trustee, to protect, conserve, sell, convey, lease, grant, encumber, manage, and otherwise dispose of the interests conveyed by this instrument. It is the intent of the GRANTOR that the Trustee shall exercise all rights of ownership with respect to the property to the fullest extent permitted by Alabama law, including the general and specific powers of a trustee under Ala. Code §§ 19-3B-815 and 19-3B-816.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

(Wherever used herein the terms "GRANTOR(S)" and "GRANTEE(S)" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, Trustees, and the successors and assigns of corporations).

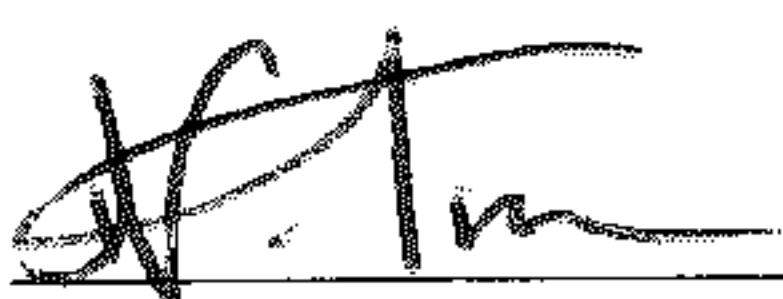
In Witness Whereof, the said GRANTOR have signed and sealed this present the day and year first written above.

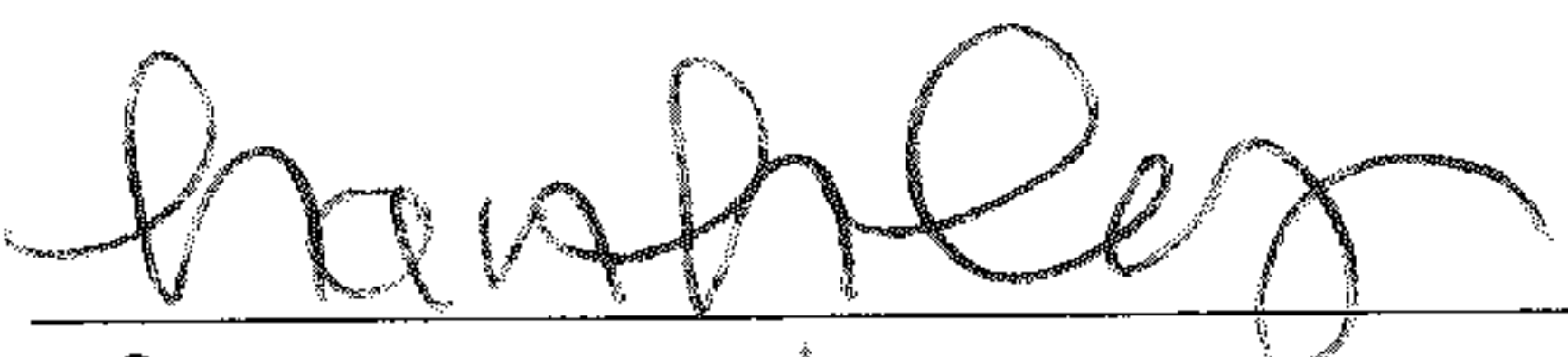
Signed, sealed, and delivered in the presence of:



XUAN MY NGUYEN - GRANTOR


We, NOAN TRAN and Hanh Luong have been sworn by the officer signing below and declare to that officer on our oaths that the Grantor **XUAN MY NGUYEN** signed the above document in our presence and that we each signed the instrument as a witness in his/her presence and of each other.

Sign: 
Witness 1: NOAN TRAN
Address: 12656 Gettysburg Cir.,
Orlando, FL 32837

Sign: 
Witness 2: Hanh Luong
Address: 2451 Egan Circle, Apt. 219
Orlando FL, 32817

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on November 6, 2025, by the Grantor **XUAN MY NGUYEN**, who is personally known to me or who has produced a Oregon DL as identification, and who produced witnesses Ngan Tran and Hanh Luong, who is/are personally known to me or who has/have produced a _____ as identifications.


Victor Alejandro Gregory-Matos
Notary Public

7/7/2026
My commission expires:

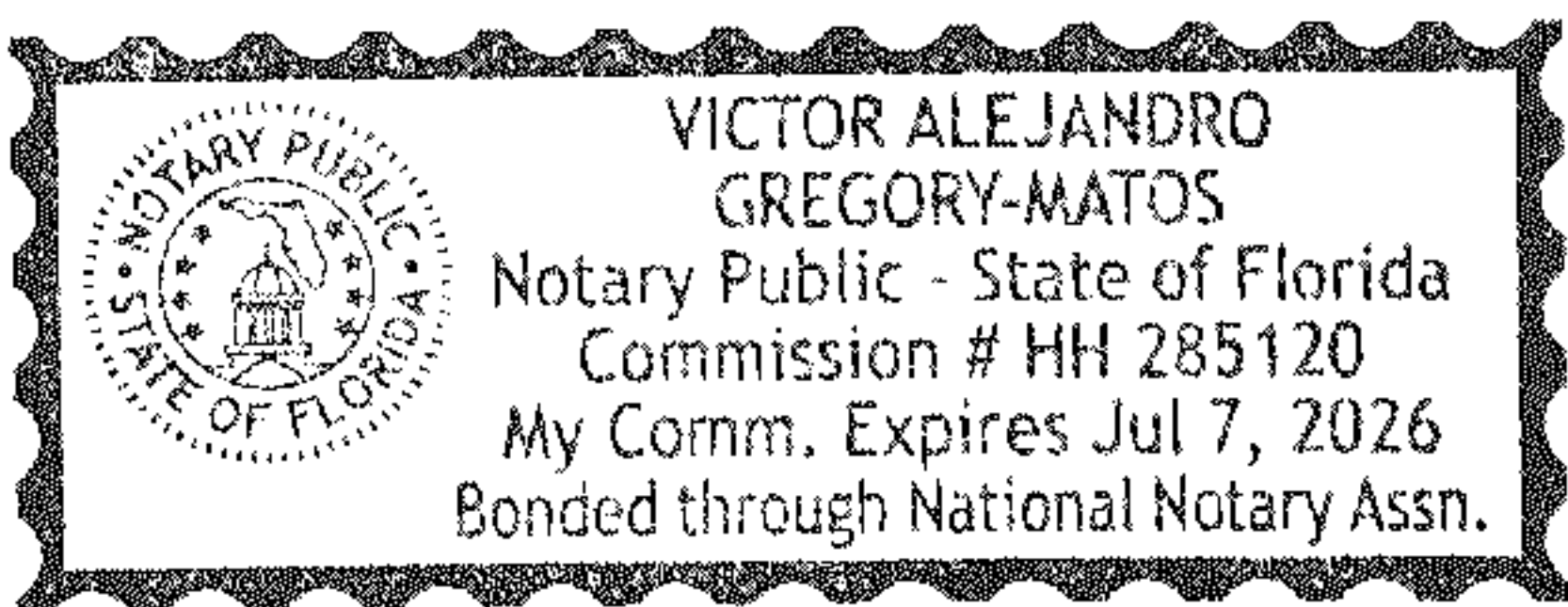


Exhibit A

Certification of Trust
Pursuant to The ORS 130.860: Certification of trust

The undersigned hereby declare the following to be true and correct:

1. **The Blessings Life Revocable Living Trust** is currently in existence, established under the laws and jurisdiction of the State of Oregon, and was executed on **November 6, 2025**.
2. The Grantor/Settlor/Trustor is **Xuan My Nguyen, 2187 Loch Dr., Springfield, OR, 97477**.
3. The name and address of the currently acting Trustee is:
 - a) **Xuan My Nguyen, 2187 Loch Dr., Springfield, OR, 97477**.

The name of the successor Trustee(s) is listed in the order in which they are to be appointed.

- b) **Kayden Kerry Zhu, 2187 Loch Dr., Springfield, Oregon, 97477**.
4. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with all real and personal property interests held in the name of the Trust. Excerpts from the Trust instrument that established the Trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request.
5. Any real property owned or held by this Trust shall be considered as granting to the Settlor a beneficial interest for life, such interest being hereby declared to be "equitable title to real estate," as that term is employed within the Oregon Revised Statutes, Chapter 130: Uniform Trust Code.
6. This Trust is revocable and may be amended or modified at any time, in whole or in part, solely by the Settlor, **Xuan My Nguyen**
7. The Trust has one Settlor, Xuan My Nguyen, also serving as Sole-Trustee at its inception. There is no other Co-Trustee or any other person able to exercise powers of the Trustee.
8. Title to Trust assets should be taken in the following fashion:

a) While the Settlor is still alive:

"The Blessings Life Revocable Living Trust dated November 6, 2025"; or

"Xuan My Nguyen, Trustee, or her successor in interest of The Blessings Life Revocable Living Trust dated November 6, 2025, and any amendments thereto"; or

b) If Settlor is deceased:

"The Blessings Life Revocable Living Trust dated November 6, 2025": or

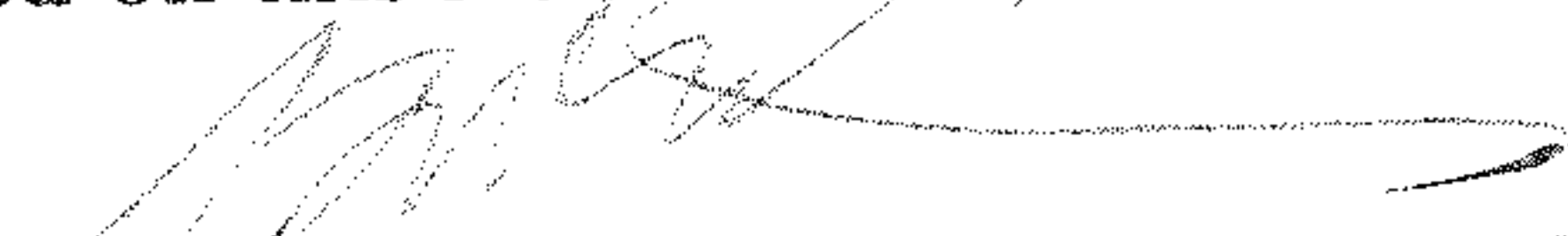
"Kayden Kerry Zhu, Trustee, or his/her successors in interest, of The Blessings Life Revocable Living Trust dated November 6, 2025, and any amendments thereto"; **or if he fails to survive, or is under the age of 21**

"Tu Thi Cam Nguyen, Trustee, or her successors in interest, of The Blessings Life Revocable Living Trust dated November 6, 2025, and any amendments thereto."

- c) For titling purposes, any description referring to the trust is effective if it includes the name of the Trust, the name of at least one Trustee, and any reference indicating property is being held by the Trustee in a fiduciary capacity.
- 9. The undersigned Trustees declare that the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this certification to be incorrect.
- 10. Pursuant to the provisions of the ORS 130.860 – Certification of Trust (Oregon Uniform Trust Code), a Certification of Trust must be signed by all Trustee.
- 11. Pursuant to the provisions of the ORS 130.860 – Certification of Trust (Oregon Uniform Trust Code), a Certification of Trust need not contain the dispositive terms of the Trust.
- 12. Pursuant to the provisions of the ORS 130.860 – Certification of Trust (Oregon Uniform Trust Code), a recipient of a Certification of Trust may require the Trustee to furnish copies of any excerpts from the original Trust instrument and later amendments that designate the Trustee and confer upon the Trustee the power to act in the pending transaction.
- 13. Pursuant to the provisions of the ORS 130.860 – Certification of Trust (Oregon Uniform Trust Code), a person who acts in reliance on a Certification of Trust without knowledge that the representations contained in the certification are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in the certification.
- 14. Pursuant to the provisions of the ORS 130.860 – Certification of Trust (Oregon Uniform Trust Code), a person who in good faith enters into a transaction in reliance on a Certification of Trust may enforce the transaction against the Trust property as if the representations contained in the certification were correct.

This certification is being signed by the current acting Trustees and is being executed in conformity with the provisions of the Oregon Uniform Trust Code.

Executed on this November 6, 2025

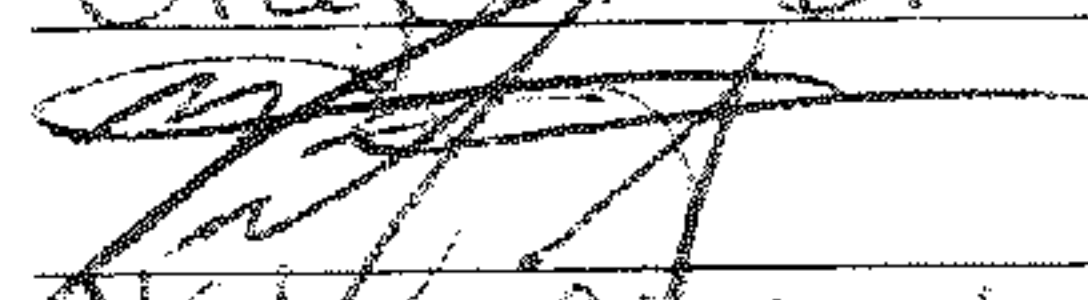


Xuan My Nguyen - Settlor/Trustee

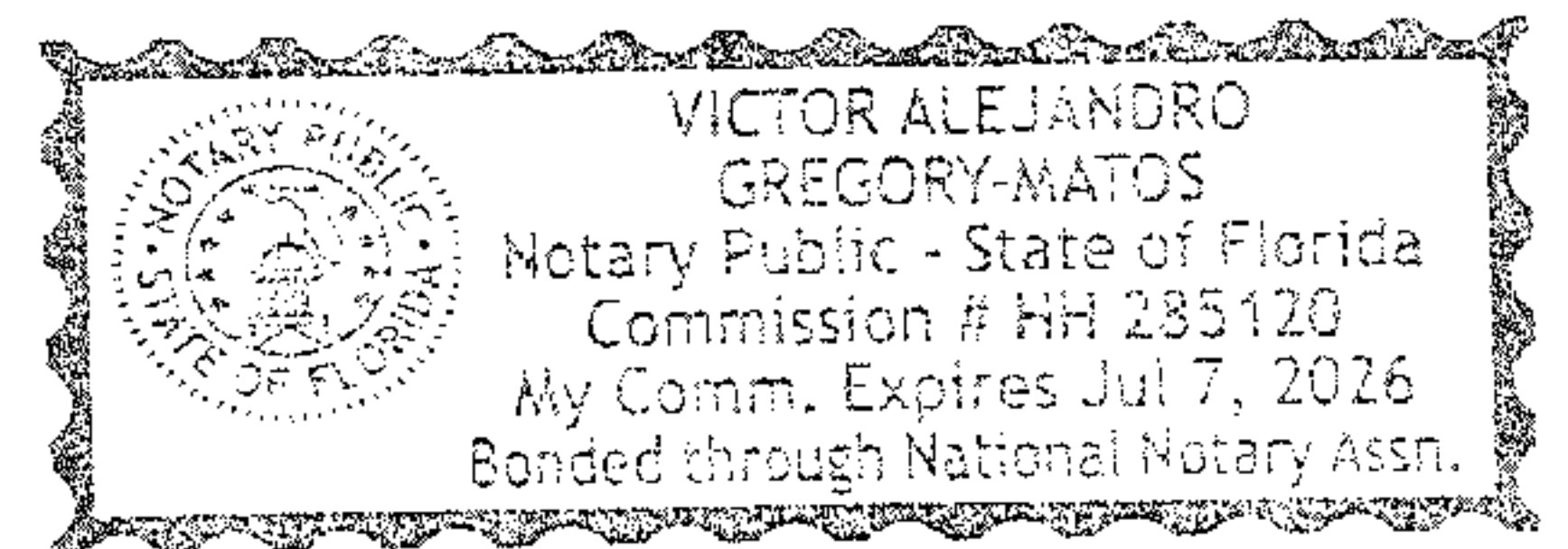
Last four digit of SSN: _____

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this day, November 6, 2025, by **Xuan My Nguyen**, Trustee of The Blessings Life Revocable Living Trust . who is personally known to me or who produced a Oregon DL or ID Card as identification.



Victor Alejandro Gregory Matos Notary Public - State of Florida



Real Estate Sales Validation Form

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

Grantor's Name Xuan My Nguyen
 Mailing Address 2187 Loch Dr.,
Springfield, OR 97477

Grantee's Name Xuan My Nguyen, Trustee, or her successor in interest, of The Blessings Life Revocable Living Trust dated November 06, 2025, and any amendments thereto
 Mailing Address 2187 Loch Dr.,
Springfield, OR 97477

Property Address 869 Barkley Drive
Alabaster, AL 35007

Date of Sale November 06, 2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 257,400.00

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 Appraisal
 Sales Contract Other Most recent assessor's market value as of the year 2025
 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 1/13/26

Print BAC LINTI MAX FSA OBO Xuan Nguyen

Unattested

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

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/15/2026 01:27:52 PM
 \$294.50 BRITTANI
 20260115000014130

Form RT-1

Allen S. Boyd