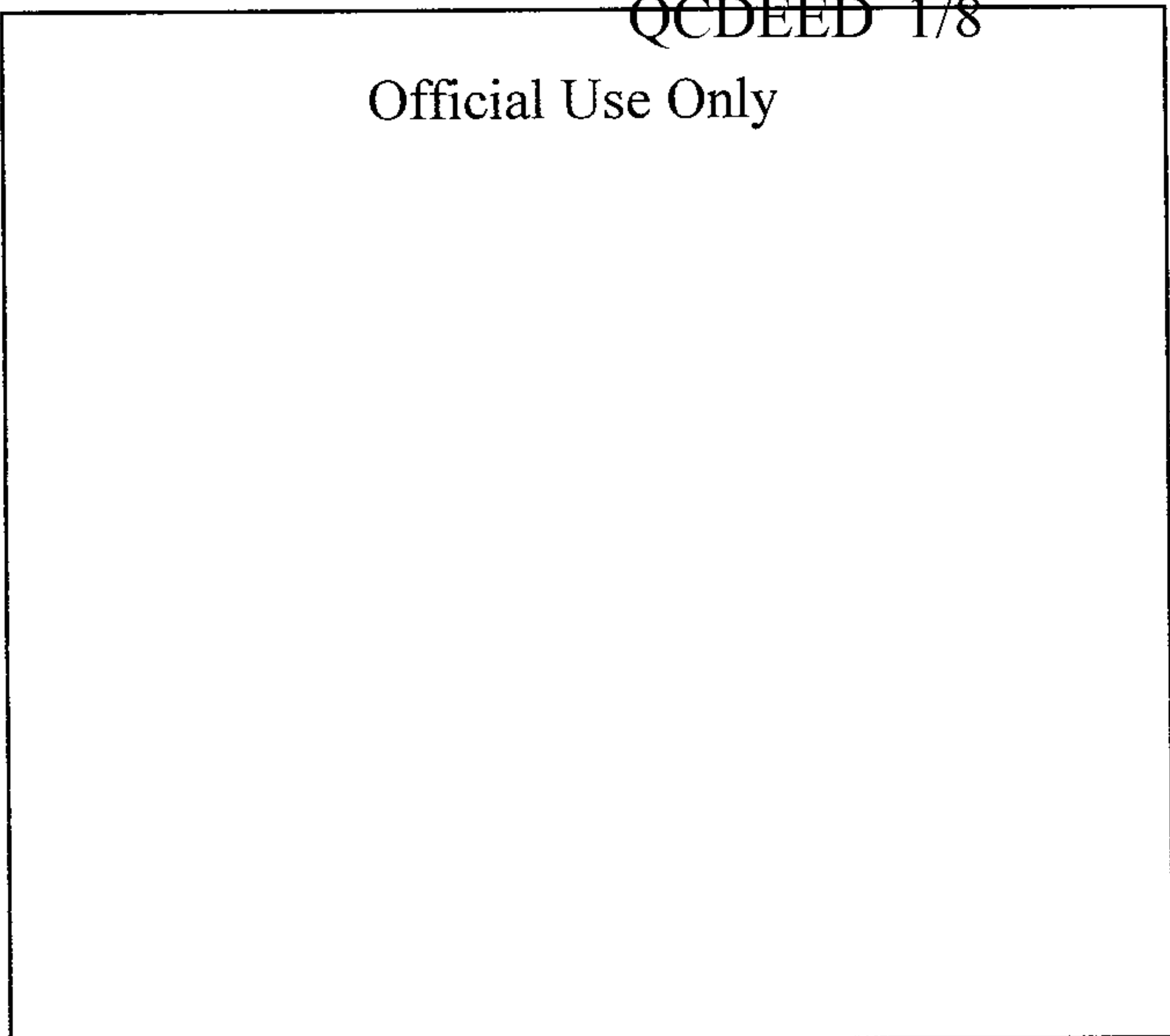


Prepared by and Return to:
Bao Linh Huynh Than, Esq.
THAN LAW, PA.
1829 E. Colonial Drive,
Orlando, FL 32803.
(407) 500-8426

Send Tax Notice to:
Toan Ngoc Nguyen
136 Brook Highland Cv.,
Birmingham, AL 35242.

Parcel Identification Number:
03 9 32 0 006 019.000



QUIT CLAIM DEED

THIS QUITCLAIM DEED, dated December 24, 2025, is made by **TOAN NGUYEN a/k/a TOAN NGOC NGUYEN** and **THANH TRUC THI DINH a/k/a THANH TRUC T DINH**, husband and wife, whose present postal address is *136 Brook Highland Cv., Birmingham, AL 35242*, (hereinafter referred to as the "GRANTORS"), TO **TOAN NGOC NGUYEN and THANH TRUC T DINH, Trustees, or their successor in interest, of The Vivian Revocable Living Trust dated December 24, 2025, and any amendments thereto**, whose postal address is *136 Brook Highland Cv., Birmingham, AL 35242* (hereinafter referred to as the "GRANTEE"). A Certification of Trust for said Trust being attached hereto as "Exhibit A".

WITNESSETH, that the GRANTORS, 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 GRANTORS in the following-described property, together with any improvements thereon, situated in the County of Shelby, State of Alabama, viz:

Address: *136 Brook Highland Cv., Birmingham, AL 35242.*

Legal Description: *Lot 19, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, page 93, in the Probate Office of Shelby County, Alabama.*

Parcel Identification Number: *03 9 32 0 006 019.000.*

The property's most recent assessor's market value as of the year 2025 is \$306,300.00 (three hundred six thousand, three hundred dollars).

The above-described property is the primary residence of the Grantor. Nothing in this conveyance is intended to alter the Grantor's right to claim any property tax exemptions or deferrals available under Alabama law, including but not limited to the Residential/Owner-Occupied classifications administered by the applicable county assessor.

The Grantors intend that the Property shall retain its character as their homestead under the Constitution and laws of the State of Alabama following its conveyance to the Trust. The Grantors retain the present right of possession, occupancy, use, and the full power of revocation of the Trust, and no change in beneficial ownership is intended by this conveyance.

This conveyance is made solely for estate planning purposes and is not intended to constitute a change in beneficial ownership or to affect eligibility for any homestead or property tax exemptions available under Alabama law so long as the Grantors continue to occupy the Property as their principal residence.

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 GRANTORS 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 "GRANTORS" and "GRANTEE" 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 GRANTORS have signed and sealed this present the day and year first written above.

Signed, sealed, and delivered in the presence of:

[Signature]
TOAN NGUYEN a/k/a TOAN NGOC NGUYEN - GRANTOR

We, NGAN TUYET TRAN and HALEY HUYEN TRAN have been sworn by the officer signing below and declare to that officer on our oaths that the Grantor **TOAN NGUYEN a/k/a TOAN NGOC NGUYEN** signed the above document in our presence and that we each signed the instrument as a witness in his presence and of each other.

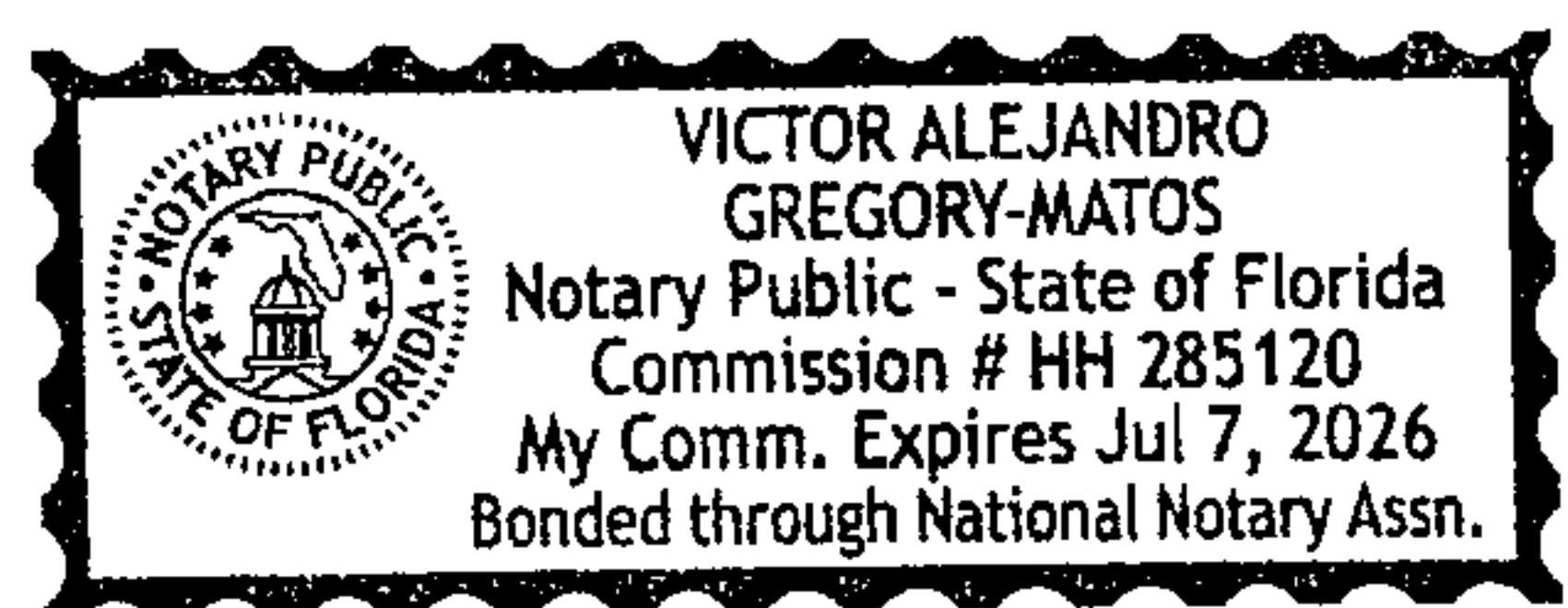
Sign: [Signature]
Witness 1: NGAN TUYET TRAN
Address: 12656 Gettysburg Cir.,
Orlando, FL 32837

Sign: [Signature]
Witness 2: HALEY HUYEN TRAN
Address: 1239 Ocklawaha Dr.
Orlando, FL 32828

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 12/24/2025, by the Grantor **TOAN NGUYEN a/k/a TOAN NGOC NGUYEN**, who is personally known to me or who has produced a Alabama DL as identification, and who produced witnesses NGAN TUYET TRAN and HALEY HUYEN TRAN, who is/are personally known to me or who has/have produced a _____ as identifications.

[Signature]
Victor Alejandro Gregory-Matos
Notary Public
7/7/2026
My commission expires:



[Signature]
THANH TRUC THI DINH a/k/a THANH TRUC T DINH - GRANTOR

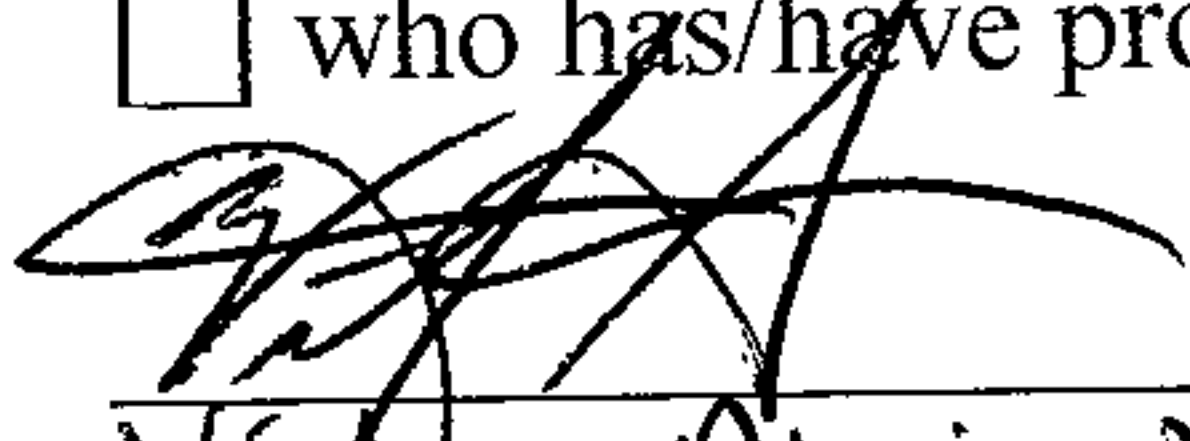
We, NGAN TUYET TRAN and HALEY HUYEN TRAN have been sworn by the officer signing below and declare to that officer on our oaths that the Grantor **THANH TRUC THI DINH a/k/a THANH TRUC T DINH** signed the above document in our presence and that we each signed the instrument as a witness in her presence and of each other.

Sign: [Signature]
Witness 1: NGAN TUYET TRAN
Address: 12656 Gettysburg Cir.,
Orlando, FL 32837

Sign: [Signature]
Witness 2: HALEY HUYEN TRAN
Address: 1239 Ocklawaha Dr
Orlando, FL 32828

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on _____, by the Grantor **THANH TRUC THI DINH** a/k/a **THANH TRUC T DINH**, who is personally known to me or who has produced a Alabama DL as identification, and who produced witnesses NGAN TUYET TRAN and Haley Huyen Tran, 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:

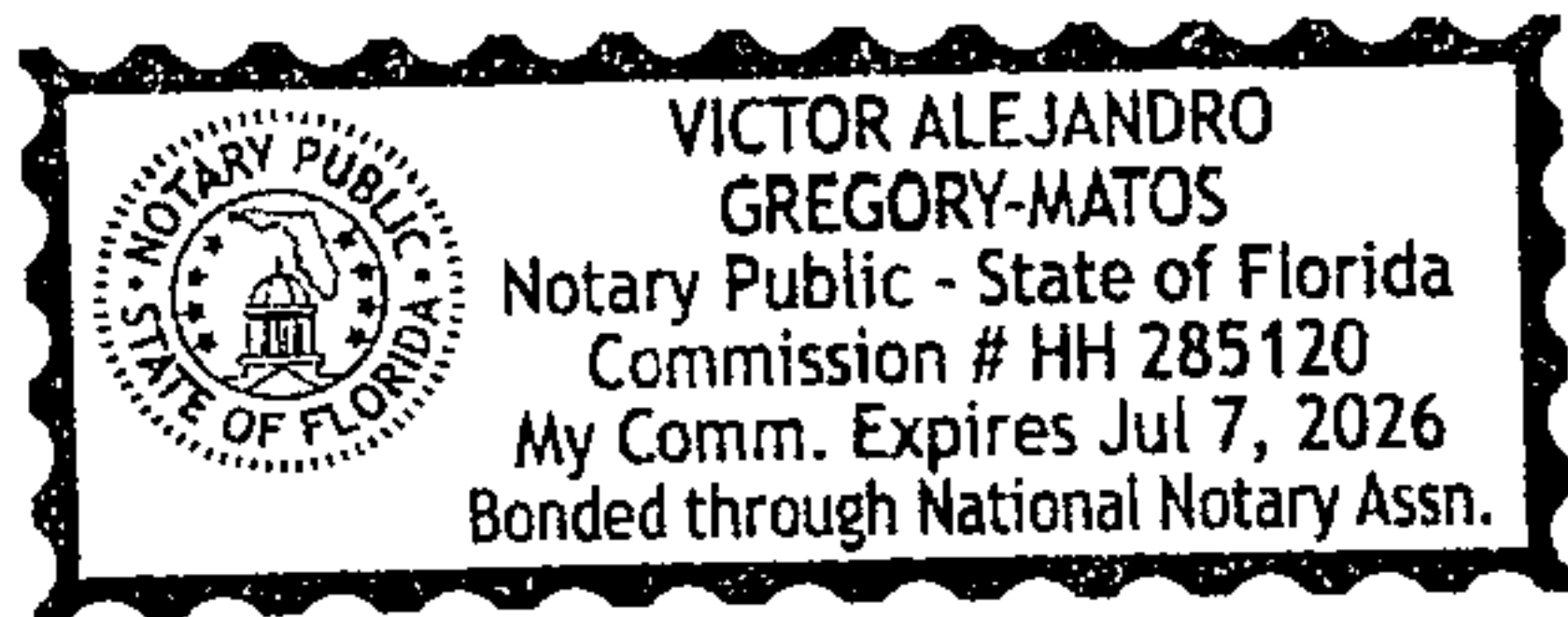


Exhibit A**Certification of Trust**
Pursuant to Alabama Trust Code Section 19-3B-1013.

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

1. **THE VIVIAN REVOCABLE LIVING TRUST** is currently in existence and was executed on December 24, 2025.
2. The Grantors/Settlors/Trustors is **Toan Ngoc Nguyen and Thanh Truc T. Dinh**, a married couple, whose current postal address is: *136 Brook Highland Cv., Birmingham, AL 35242.*
3. The name and address of the currently acting Trustees are:
 - a) **The Grantor Toan Ngoc Nguyen**, *136 Brook Highland Cv., Birmingham, AL 35242.*
 - b) **The Grantor Thanh Truc T. Dinh**, *136 Brook Highland Cv., Birmingham, AL 35242.*
 - c) **The Grantor's son Huy Anh Nguyen**, *136 Brook Highland Cv., Birmingham, AL 35242.*
 - d) **The Grantor's daughter Anne Nguyen**, *1308 Ortega St., Chula Vista, CA 91913.*

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

- e) **The survivor(s) of the above.**
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 Grantor a beneficial interest for life, such interest being hereby declared to be "equitable title to real estate," as that term is employed under any applicable Alabama Statutes, Common Law, and Institutional Practices, including but not limited to The Alabama Uniform Trust Code (§ 19-3B-101 through § 19-3B-1206). Such person or persons may be entitled to the homestead exemption under Alabama's laws governing homestead exemptions, irrespective of whether such interest was created prior to or subsequent to the effective date of this Act, pursuant to and as set forth in any applicable Alabama Statutes, Common Law, and Institutional Practices. If the real property is located in Alabama, then the applicable homestead exemption laws, including but not limited to Alabama Code § 40-9-19 (General Homestead Exemption) and Alabama Code § 40-9-21 (Additional Homestead Exemption for Certain Disabled Persons), may apply to that property.
6. Trust is revocable and may be revoked by the Grantors.
7. The Trust has two Grantors, also serving as the only Trustees at its inception.
8. Title to Trust assets should be taken in the following fashion:
 - a) **While the Grantor are still alive:**

“The Vivian Revocable Living Trust dated December 24, 2025”; or

“Toan Ngoc Nguyen and/or Thanh Truc T. Dinh, Trustees, or his/her/their successor in interest of The Vivian Revocable Living Trust dated December 24, 2025, and any amendments thereto”; or

“Huy Anh Nguyen, Trustee, or his successor in interest of The Vivian Revocable Living Trust dated December 24, 2025, and any amendments thereto”; or

“Anne Nguyen, Trustee, or her successor in interest of The Vivian Revocable Living Trust dated December 24, 2025, and any amendments thereto”; or

b) If Grantors are deceased:

“The name of the Serving Successor Trustee, as Trustee of The Vivian Revocable Living Trust dated December 24, 2025.”

- 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 Alabama Trust Code Section 19-3B-1013, a certification of trust may be signed by any Trustee.
11. Pursuant to the provisions of the Alabama Trust Code Section 19-3B-1013, a certification of trust need not contain the dispositive terms of the Trust.
12. Pursuant to the provisions of the Alabama Trust Code Section 19-3B-1013, 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 Alabama Trust Code Section 19-3B-1013, 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 Alabama Trust Code Section 19-3B-1013, 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 relevant provisions of the Alabama Trust Code.

Executed on December 24, 2025

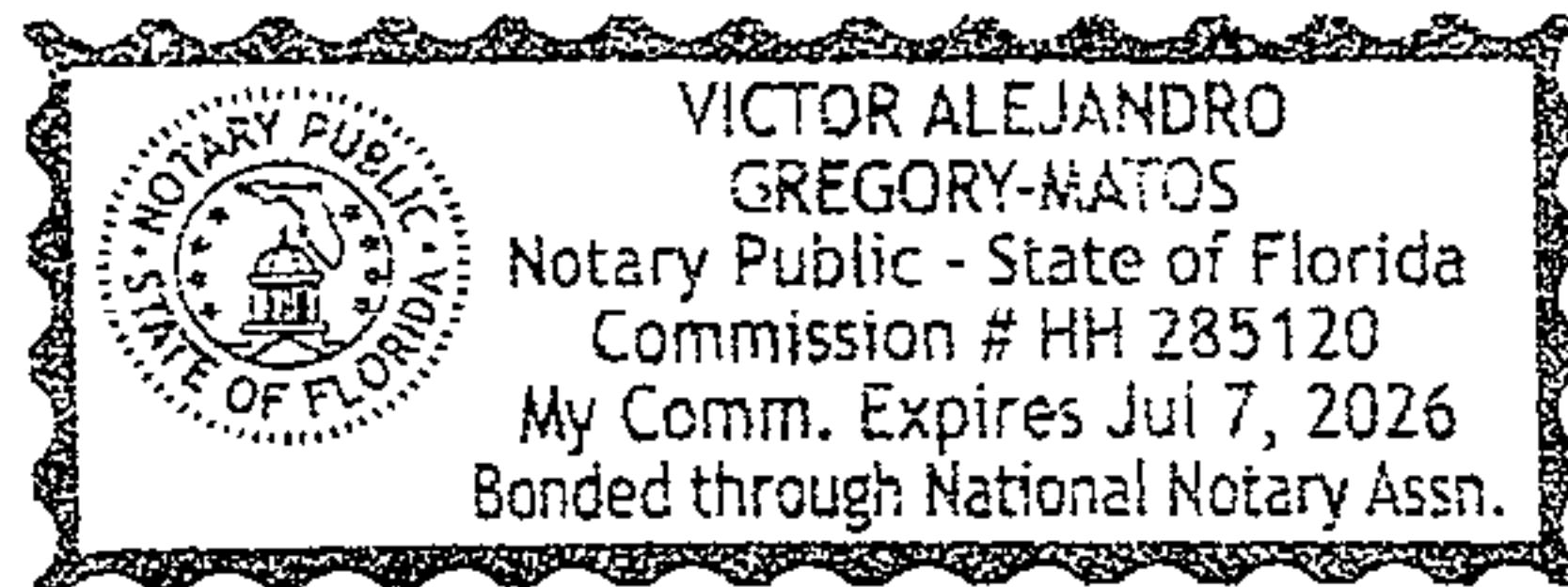
Toan Ngoc Nguyen - Grantor/Trustee

Thanh Truc T. Dinh - Grantor/Trustee

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence on this day, December 24, 2025, by Thanh Truc T. Dinh and Toan Ngoc Nguyen, Trustees of THE VIVIAN REVOCABLE LIVING TRUST who are personally known to me or produced an Alabama Driver's License 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 Toan Nguyen and Thanh Truc Thi Dinh
Mailing Address 136 Brook Highland Cv Birmingham, AL 35242

Grantee's Name Toan Ngoc Nguyen and Thanh Truc T Dinh, Trustees, or their successor in interest, of The Vivian Revocable Living Trust dated December 24, 2025, and any amendments thereto
Mailing Address 136 Brook Highland Cv Birmingham, AL 35242

Property Address 136 Brook Highland Cv Birmingham, AL 35242

Date of Sale December 24, 2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 306,300.00

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
X Other Most recent assessor's market value as of the year 2025

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 2-12-26
Print Bao Linh H. Phan, Esq.
Sign [Signature]
Unattested (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
02/13/2026 08:12:55 AM
\$349.50 KELSEY
20260213000041610

Allen S. Boyd