

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc
PO Box 822
Columbiana, AL 35051

Send Tax Notice to:
WEI TSAI YEH
155 Valentine Circle
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Nine Thousand Four Hundred Eighty Dollars and zero cents***** (\$ 49,480.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **XIU MEI CAI, A MARRIED WOMAN** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **WEI TSAI YEH** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 OCT 2012 day of , 2012.

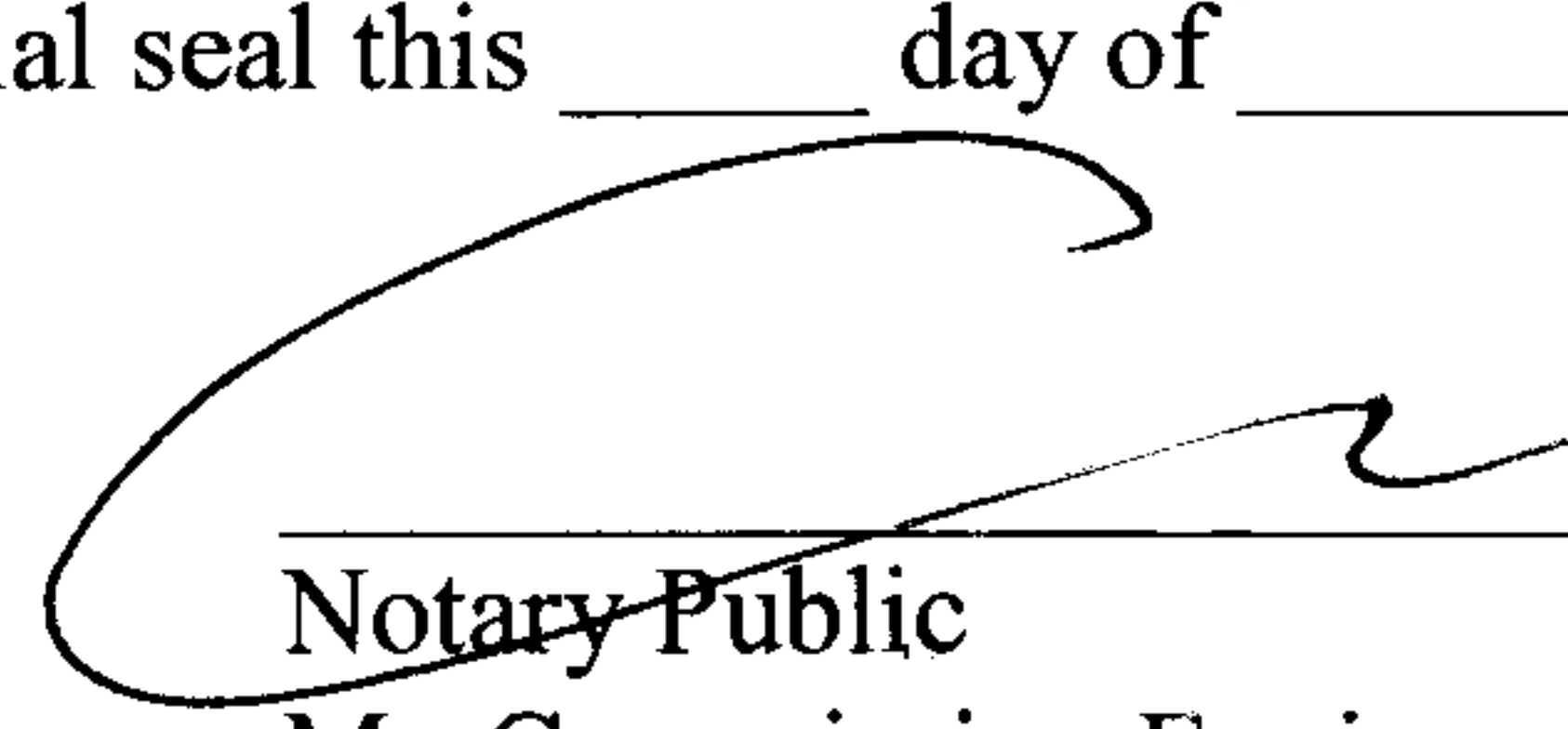

XIU MEI CAI

STATE OF People's Republic of China)
Province of Guangdong)
COUNTY OF Guangzhou) **SS**
Consulate General of the)
United States of America)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **XIU MEI CAI**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 OCT 2012 day of , 2012.

Amy B Hebert
Vice Consul


Notary Public **PRESIDENTIAL COMMISSIONS**
My Commission Expires: DO NOT EXPIRE


20121109000431660 1/3 \$67.50
Shelby Cnty Judge of Probate, AL
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Consulate General of the United States
Guangzhou, China.

EXHIBIT A
LEGAL DESCRIPTION

Parcel I:

Commence at the SE corner of the NW ¼ of the NE ¼ of Section 7, Township 21 South, Range 2 East; thence run West along the South line of said ¼ - ¼ for 47.21 feet; thence 79 degrees 39 minutes right run Northwesterly for 272.95 feet to the point of beginning; thence continue last described course for 100.0 feet; thence 89 degrees 50 minutes right run 199.42 feet; thence 90 degrees 00 minutes right run 100.00 feet; thence 90 degrees 00 minutes right 199.71 feet to the point of beginning.
Situating in Shelby County, Alabama.

Parcel II:

A part of the Northwest ¼ of the Northwest ¼ of Section 7, Township 21 South, Range 2 East, being more particularly described as follows:
From the SW corner of the Northeast Quarter of the Northeast Quarter of Section 7, Township 21 South, Range 2 East, run West a distance of 47.21 feet; thence right 79 degrees 39 minutes a distance of 372.95 feet to the point of beginning; thence continue a distance of 100.0 feet; thence right 89 degrees 50 minutes a distance of 199.13 feet; thence right 90 degrees 00 minutes a distance of 100.00 feet; thence right 99 degrees 00 minutes a distance of 199.42 feet to the point of beginning.
Situating in Shelby County, Alabama.


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Shelby County, AL 11/09/2012
State of Alabama
Deed Tax: \$49.50

Real Estate Sales Validation Form

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

Grantor's Name XIU MEI CAI
Mailing Address Fuzhou Fujian
China
P.R.O.C.

Grantee's Name WEI TSAI YEH
Mailing Address 155 Valentine Circle
Wilsonville AL
35186

Property Address 155 Valentine Circle
Wilsonville AL
35186

Date of Sale 10-10-12

Total Purchase Price \$ _____

or

Actual Value \$ _____

Or

Assessors Market Value \$ 12,180.00 (2 parcels) 37,300.00 \$49,480.00

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
tax assessors website

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 person 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, Section 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, Section 40-22-1(h).

Date _____

Print WEI TSAI YEH

Unattested _____
(verified by)

Sign Wei Tsai Yeh
(Grantor/Grantee/Owner/Agent) circle one



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