

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Delmore John Matzke, Jr. & Lisa H. Matzke  
170 Hwy 313  
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIFTY TWO THOUSAND AND NO/00 DOLLARS (\$52,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Xiaochun Liu, un married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **DELMORE JOHN MATZKE, JR. and LISA H. MATZKE, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid by a purchase money mortgage being recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 11<sup>th</sup> day of January, 2013.

  
20130114000017210 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 11:22:11 AM FILED/CERT

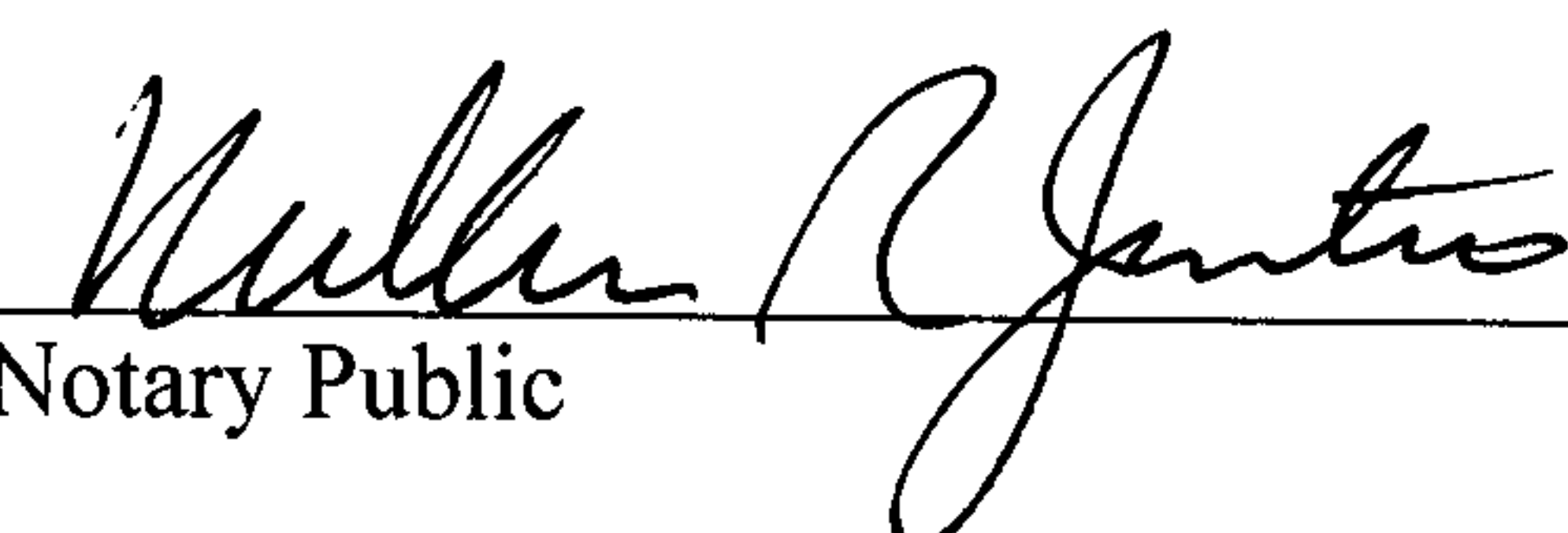
  
Xiaochun Liu

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Xiaochun Liu, 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 11<sup>th</sup> day of January, 2013.

My commission expires: 9/12/15

  
Notary Public



## EXHIBIT A

Begin at the NE corner of the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 10 minutes 21 seconds East a distance of 30.65 feet; thence North 0 degrees 43 minutes 40 seconds East a distance of 30.00 feet; thence South 85 degrees 35 minutes 47 minutes West a distance of 30.76 feet; thence North 85 degrees 4 minutes 59 seconds West a distance of 240.69 feet to the easterly right of way line of Shelby County Hwy. 313; thence South 11 degrees 12 minutes 25 seconds West along said right of way a distance of 41.42 feet; thence South 67 degrees 25 minutes 41 seconds East and leaving said right of way a distance of 81.69 feet; thence South 53 degrees 25 minutes 51 seconds East a distance of 52.63 feet; thence South 40 degrees 36 minutes 28 seconds East a distance of 92.03 feet; thence South 40 degrees 18 minutes 26 seconds East a distance of 64.24 feet; thence South 1 degree 45 minutes 7 seconds West a distance of 59.44 feet; thence South 89 degrees 37 minutes 54 seconds East a distance of 27.20 feet; thence North 0 degrees 43 minutes 40 seconds East a distance of 233.10 feet to the POINT OF BEGINNING.

SUBJECT TO A 15' INGRESS, EGRESS AND UTILITY EASEMENT:

Commence at the NE corner of the S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 10 minutes 21 seconds East a distance of 30.65 feet; thence North 0 degrees 43 minutes 40 seconds East a distance of 30.00 feet; thence South 85 degrees 35 minutes 47 seconds West a distance of 30.76 feet; thence North 85 degrees 4 minutes 59 seconds West a distance of 240.69 feet to the easterly right of way line of Shelby County Hwy. 313 and the POINT OF BEGINNING of the southerly line of a 15' ingress, egress and utility easement lying 15 feet North of and parallel to described line; thence South 11 degrees 12 minutes 25 seconds West along said right of way a distance of 41.42 feet; thence South 67 degrees 25 minutes 41 seconds East and leaving said right of way a distance of 81.69 feet; thence South 53 degrees 25 minutes 51 seconds East a distance of 52.63 feet; thence South 40 degrees 36 minutes 28 seconds East a distance of 92.03 feet; thence South 60 degrees 14 minutes 49 seconds East a distance of 40.08 feet; thence South 82 degrees 55 minutes 30 seconds East a distance of 33.46 feet to the END of said easement.

Situated in Shelby County, Alabama.

XL



20130114000017210 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 11:22:11 AM FILED/CERT

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Xiaochun Liu

Grantee's Name: Delmore John Matzke, Jr. & Lisa H.

Mailing Address 109 Hwy 313  
Columbiana, AL 35051

Matzke  
Mailing Address 170 Hwy 313  
Columbiana, AL 35051

Property Address: 109 Hwy 313  
Columbiana, AL 35051

Date of Sale 1/11/13

Total Purchase Price \$ 52,000.00

or

Actual Value \$ \_\_\_\_\_

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)

☐ 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 1/11/13

Sign Xiaochun Liu  
(Grantor/Grantee/Owner/Agent) circle one

Print Xiaochun Liu

☐ Unattested

Mullen R. Gentry  
(Verified by)