

WARRANTY DEED



20131126000463720 1/2 \$185.00  
Shelby Cnty Judge of Probate, AL  
11/26/2013 03:08:52 PM FILED/CERT

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Twenty-Eight Thousand and 00/100 (\$428,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we LANE R. MCMULLIN, AN UNMARRIED INDIVIDUAL and CHRISTINE J. MCMULLIN, AN UNMARRIED INDIVIDUAL, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto GUANGZIANG G. LUO, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2130A, ACCORDING TO THE RESURVEY OF LOTS 2130 AND 2131, IN BROOK HIGHLAND, AN EDDLEMAN COMMUNITY 21ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$260,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 18th day of November, 2013.

*[Signature]*  
LANE R. MCMULLIN  
*[Signature]*  
CHRISTINE J. MCMULLIN

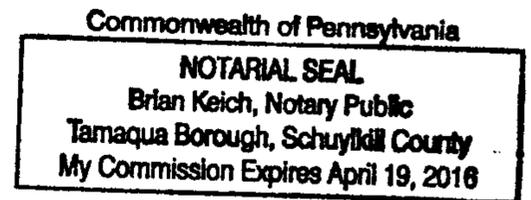
STATE OF PA  
Schuylkill COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that LANE R. MCMULLIN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 14 day of November, 2013.

My Commission Exp: 4/19/2018

*[Signature]*  
Notary Public



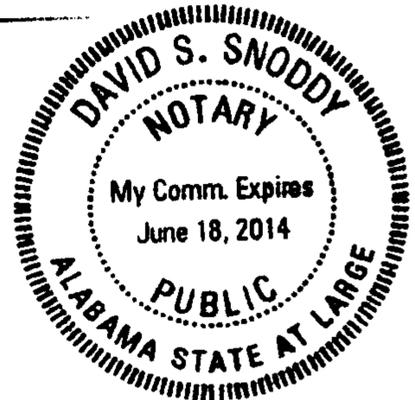
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that CHRISTINE J. MCMULLIN whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 18th day of November, 2013.

My Commission Exp: \_\_\_\_\_

*[Signature]*  
Notary Public



THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
GUANGZIANG G. LUO  
2079 BROOK HIGHLAND RIDGE  
BIRMINGHAM, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name LANE R. MCMULLIN  
Mailing Address: 5800 6th AVE S  
BIRMINGHAM AL 35212

Grantee's Name GUANGXIANG G. LUO  
Mailing Address: 2079 BROOK HIGHLAND RIDGE  
BIRMINGHAM, AL 35242

Property Address 2079 BROOK HIGHLANDS RIDGE  
BIRMINGHAM, AL 35242

Date of Sale November 18, 2013  
Total Purchaser Price \$428000.00  
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.

Shelby County, AL 11/26/2013  
State of Alabama  
Deed Tax: \$168.00

Date of Sale – the date of 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 Sec. 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 Sec. 40-22-1 (h).

Date 11/18/13  
\_\_\_\_\_  
Unattested  
(verified by)

Print *CDR DAVID S. SPODDY*  
\_\_\_\_\_  
Sign *[Signature]*  
(Grantor/Grantee/Agent) circle one  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
My Comm. Expires 11/18/2014