

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$0.00, the amount which can be verified by the Tax Assessors Value, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Meihua Lin and spouse Mingyang Lin whose address is 1092 Stoney Kirk Rd Pelham, AL 35124**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Meihua Lin and Mingyang Lin, whose address 1092 Stoney Kirk Rd Pelham, AL 35124**, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama the address of which is **1092 Stoneykirk Rd, Pelham, AL 35124**, to wit:

Lot 457, according to the Final Plat of Stoneykirk at Ballantrae, Phase II, as recorded in Map Book 32, Page 105, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of October, 2014.

Shelby County, AL 10/10/2014
State of Alabama
Deed Tax: \$138.50



Meihua Lin



Mingyang Lin

STATE OF ALABAMA

JEFFERSON County ss:

I, Kevin Jones, a Notary Public in and for said county in said state, hereby certify that **Meihua Lin and Mingyang Lin** 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 this conveyance, he/she/they executed the same voluntarily .

WITNESS my hand and official seal in the county and state aforesaid this the 7 day of October, 2014.

My Commission Expires: 8-22-18

Kevin Jones

Notary Public



20141010000320390 2/3 \$158.50
Shelby Cnty Judge of Probate, AL
10/10/2014 08:52:17 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 Meihua Lin
Mailing Address 1092 Stoneykirk Rd
pelham AL 35124

Grantee's Name Meihua Lin & Ming Yang Lin
Mailing Address 1092 Stoneykirk Rd
pelham AL 35124

Property Address 1092 Stoneykirk Rd
pelham AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 276,400

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
 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, i

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 _____

Print Meihua Lin

Unattested

(verified by)

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

