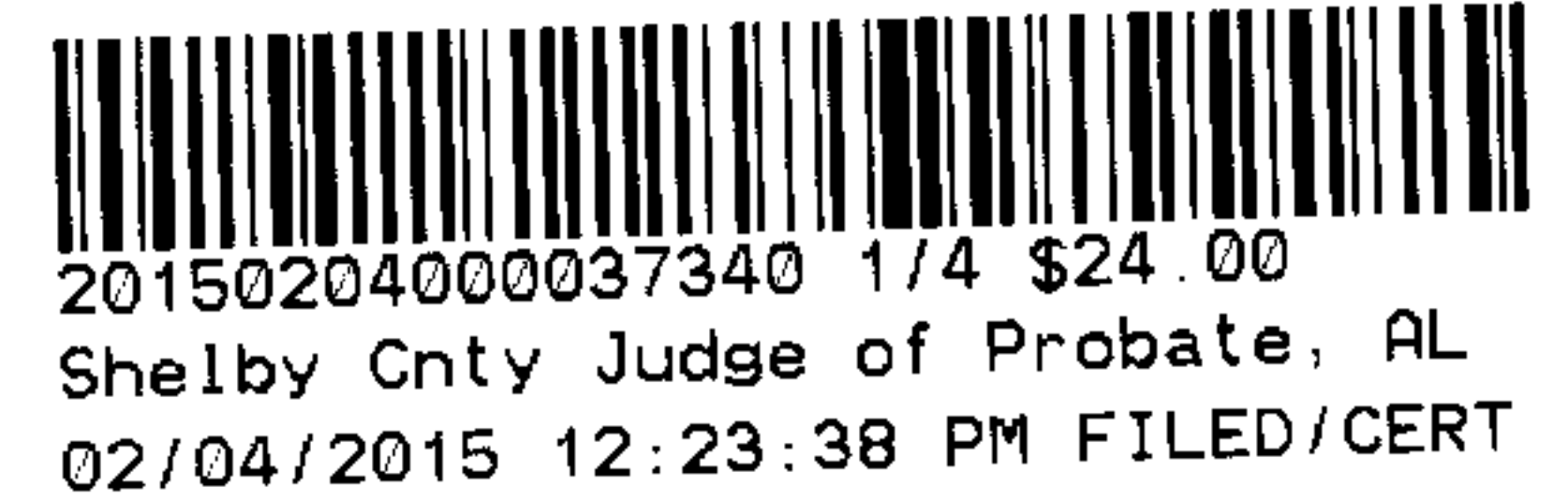


This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:



DEED TO PERFECT TITLE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, LILY MIN ZHAO, who acquired title as MIN ZHANG, and JAMES ZHAO, who acquired title as JUN ZHAO, Wife and Husband, for and during their joint lives, and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto JAMES ZHAO and LILY MIN ZHAO, Husband and Wife, as Joint Tenants with Full Rights of Survivorship (herein referred to as grantee, whether one or more) the following-described real estate:

THE FOLLOWING-DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 919, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 9TH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 44 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This being the same property conveyed to Min Zhang and Jun Zhao from R & S Custom Homes, Inc., an Alabama corporation, by Deed dated June 28, 2005, and recorded on July 8, 2005, in Instrument No. 20050708000344310 of Official Records.

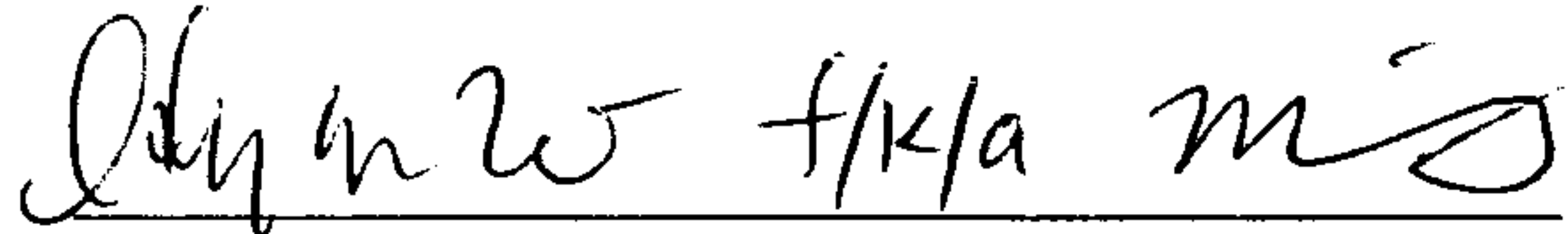
TAX ID: 03 5 15 4 002 019.000
Purported Address: 705 Guardbridge Ct., Birmingham AL 35242

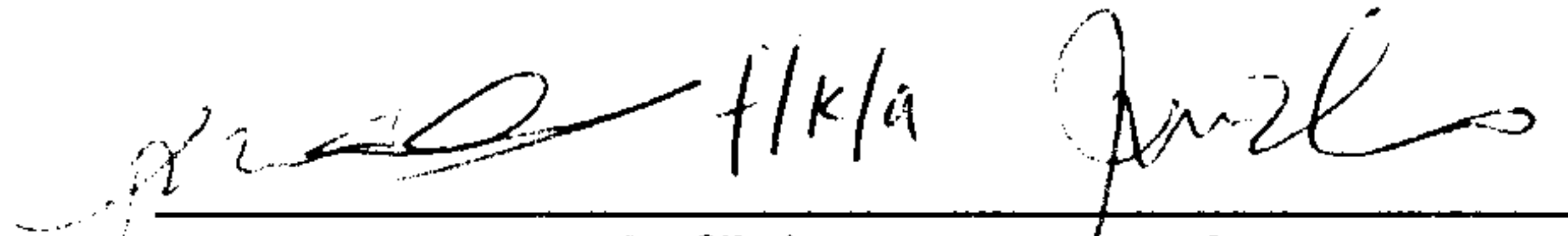
This name change is pursuant to Certificate of Naturalization No. 31369587 dated November 18, 2008, and No. 29709863 dated November 16, 2006, issued by the U.S. District Court of Northern Alabama.

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

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of JANUARY, 2015.


LILY MIN ZHAO f/k/a MIN ZHANG


JAMES ZHAO f/k/a JUN ZHAO

Grantor Address:
705 Guardbridge Court
Birmingham, AL 35242

Grantee Address:
705 Guardbridge Court
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that LILY MIN ZHAO f/k/a MIN ZHANG, 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 this the 16th day of JANUARY, 2015.


HORACE D. PETERS JR.
Print Name:

Commission Expires:

08/15/2015

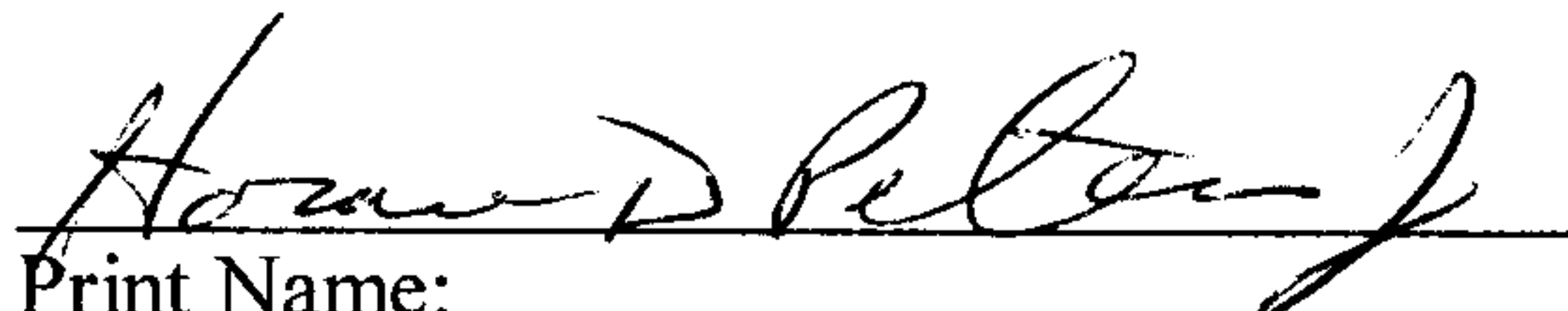

20150204000037340 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/04/2015 12:23:38 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JAMES ZHAO f/k/a JUN ZHAO, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 16TH day of JANUARY, 2015.


Print Name:

HORACE D. PINKS SR.

Commission Expires:

08/15/2015



20150204000037340 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/04/2015 12:23:38 PM 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 Min Zhang, Jun Zhao
Mailing Address 705 Guardbridge Court,
Birmingham, AL 35242

Grantee's Name James Zhao, Lily Min Zhao
Mailing Address 705 Guardbridge Court,
Birmingham, AL 35242

Property Address 705 Guardbridge Court,
Birmingham, AL 35242

Date of Sale 6/30/2005
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 524,900.00

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 Assessment

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 1/16/2015

Print Anthony Halburton

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

☐ Unattested

20150204000037340 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/04/2015 12:23:38 PM FILED/CERT

Form RT-1