

Birmingham, Alabama 35209

Birmingham, AL 35244

Joint Tenants with Rights of Survivorship

KNOW ALL MEN BY THESE PRESENTS:

County, Alabama to wit:

Book 16, Page 80, in the Probate Office of Shelby County, Alabama.

rights not owned by the grantor and current taxes due.

closed and recorded herewith.

Alan Shih and Mei Lien Shih both appear by and through their Agent, Vicki Lugar.

assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the said Grantors have hereunto set their hands and seals on this the 30th day January, 2015.

Grantors:

Alan Shih formerly known as Ming Hsin Shih by his agent Vicki Lugar (SEAL)
Alan Shih formerly known as Ming Hsin Shih by his Agent Vicki Lugar

Mei Lien Shih formerly known as Mei Lien Wu by her agent Vicki Lugar (SEAL)
Mei Lien Shih formerly known as Mei Lien Wu by her Agent Vicki Lugar

Notary Acknowledgment

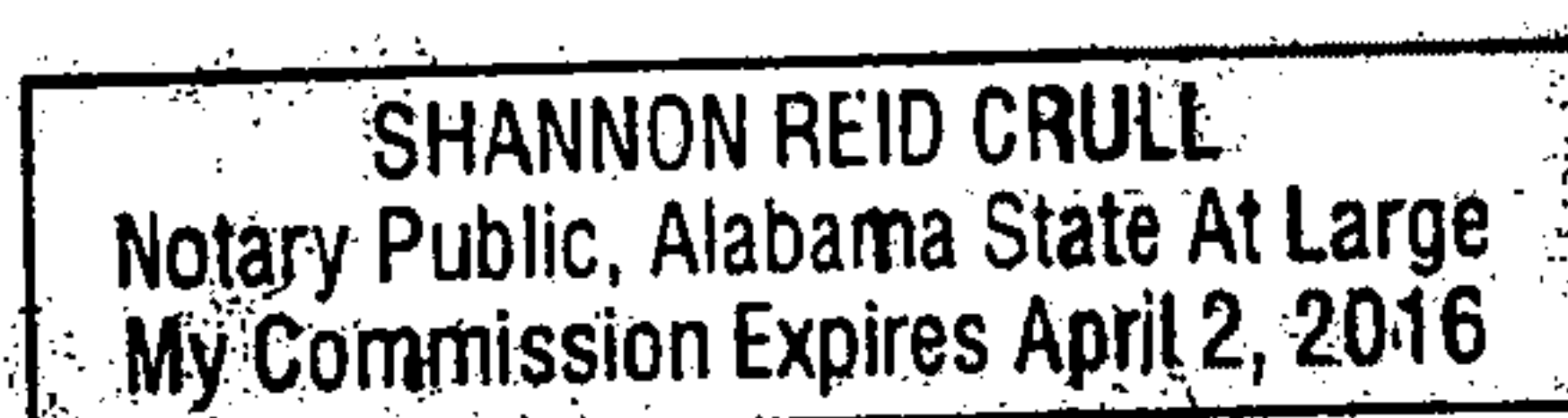
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Vicki Lugar whose name is signed to the foregoing deed as Agent for Alan Shih formerly known as Ming Hsin Shih and Mei Lien Shih formerly known as Mei Lien Wu, 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, with full authority, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2015.

[Signature]
Notary Public:
My commission expires:





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/06/2015 01:00:21 PM
\$25.00 JESSICA
20150206000040210

James W. Fuhrmeister

20150206000040210 02/06/2015 01:00:21 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Shih
Mailing Address 45 Chestnut Ave.
Claster, NJ 07024

Grantee's Name Morris
Mailing Address 109 Southview Dr.
Birmingham, AL
35244

Property Address 109 Southview Dr.
Birmingham, AL
35244

Date of Sale 1/30/15
Total Purchase Price \$275,000.00
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 _____

Print Shannon Crull

Unattested _____

(verified by)

Sign *Shannon Crull*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1