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Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

CTATE OF AT ABANTA

Send Tax Notice To: Christopher & Ramona Morris 109 Southview Drive Birmingham, AL 35244

GENERAL WARRANTY DEED Joint Tenants with Rights of Survivorship

SIAID OF ALADAMA	}	•
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Seventy-Five Thousand and NO/100 Dollars (\$275,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Alan Shih, formerly known as Ming Hsin Shih, and Mei Lien Shih, formerly known as Mei Lien Wu, a married couple, (herein referred to as Grantors), grant, bargain, sell and convey unto Christopher N. Morris and Ramona Y. Morris, (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 2, according to the Map and Survey of Southpointe, 9th Sector, Phase I, as recorded in Map Book 16, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantor and current taxes due.

\$270,019.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

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

TO HAVE AND 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 survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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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 Vicko Lugar

Mei Lien Shih formerly khown 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.

My commission expires:

SHANNON REID CRULL Notary Public, Alabama State At Large My Commission Expires April 2, 2016



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

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Form RT-1

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name Morris Grantor's Name Mailing Address 109 Mailing Address Birmingham Date of Sale Property Address Total Purchase Price \$ 2つく 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 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, 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). 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 Unattested Sign. (Grantor/Grantee/Ownef/Agent) circle one (verified by)