


After Recording Send Tax Notice To:

Yanqiao Cao
4009 Falliston Drive
Helena, AL 35080

WARRANTY DEED


20150220000053680 1/3 \$162.00
Shelby Cnty Judge of Probate, AL
02/20/2015 10:05:05 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Yanqiao Cao**, an widow woman, (herein referred to as Grantor), who certifies that the property conveyed hereby constitutes her homestead, grants, bargains, sells and conveys unto **Xiaodi Autry, also known as Dianna Autry**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 55, according to the Survey of Falliston, Sector 3,
Phase 1, as recorded in Map Book 20, Page 140, in the
Probate Office of Shelby County, Alabama.***

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.


Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/20/2015
State of Alabama
Deed Tax: \$142.00

IN WITNESS WHEREOF, **Yanqiao Cao** has hereunto set his hand and seal this 22 day of JANUARY, 2015.

Yanqiao Cao
Yanqiao Cao


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STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Yanqiao Cao**, a widow woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 and official seal of office
this 22 day of JANUARY, 2015.

John R. Holliman
John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281

Real Estate Sales Validation Form

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

Grantor's Name Yanqiao Cao
Mailing Address 4009 Falliston Drive
Helena, AL 35080

Grantee's Name Xiaodi Autry
Mailing Address 4009 Falliston Drive
Helena, AL 35080

Property Address 4009 Falliston Drive
Helena, AL 35080

Date of Sale 1/22/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 142,000

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 1/22/15

Print Yanqiao Cao

Sign Yanqiao Cao
(Grantor/Grantee/Owner/Agent) circle one

Unattested

by)

Print Form

Form RT-1

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