

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Daphne Mohon
504 Meadow Ridge Cir.
Birmingham, AL 35242
20150414000119680
04/14/2015 02:18:53 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$227,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Allen Jin Yuan, formerly known as Jin Yuan, and Cindy Xiaoyan Yuan, formerly known as Xiaoyan Wang, husband and wife, whose mailing address is 136 Maple Trace Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daphne Mohon, whose mailing address is 504 Meadow Ridge Cir. Birmingham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 504 Meadow Ridge Circle, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted 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.

Note: \$215,650.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Allen Jin Yuan, formerly known as Jin Yuan, and Cindy Xiaoyan Yuan, formerly known as Xiaoyan Wang, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 13th day of April, 2015.

[Signature]
Allen Jin Yuan
[Signature]
Cindy Xiaoyan Yuan

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Allen Jin Yuan and Cindy Xiaoyan Wang, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13th day of April, 2015.

[Signature]
Notary Public
Commission Expires: 3/5/17

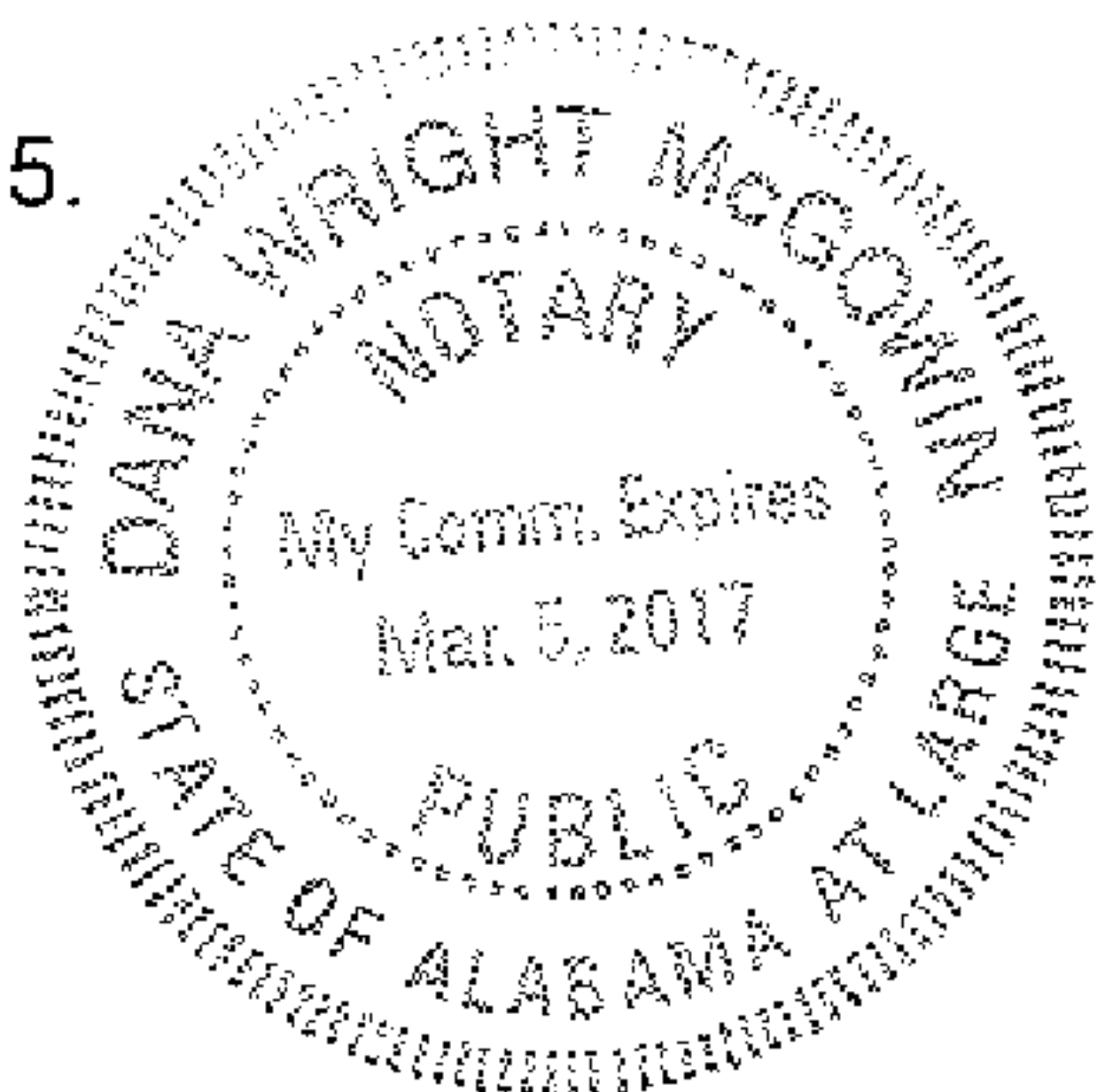


EXHIBIT "A"
Legal Description

Lot 4, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13,
Page 20 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/14/2015 02:18:53 PM
\$28.50 CHERRY
20150414000119680

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.