

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200

SEND TAX NOTICE TO:
CONGCONG QIAN
4554 LAKE VALLEY DRIVE #19

Birmingham, AL 35242

HOOVER, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$207,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JOY R. GRIFFIN AND TERRY W. KAISER, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CONGCONG QIAN (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:


SEE EXHIBIT A

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/17/2015
State of Alabama
Deed Tax: \$207.50


20150917000325440 1/4 \$230.50
Shelby Cnty Judge of Probate, AL
09/17/2015 08:16:03 AM FILED/CERT

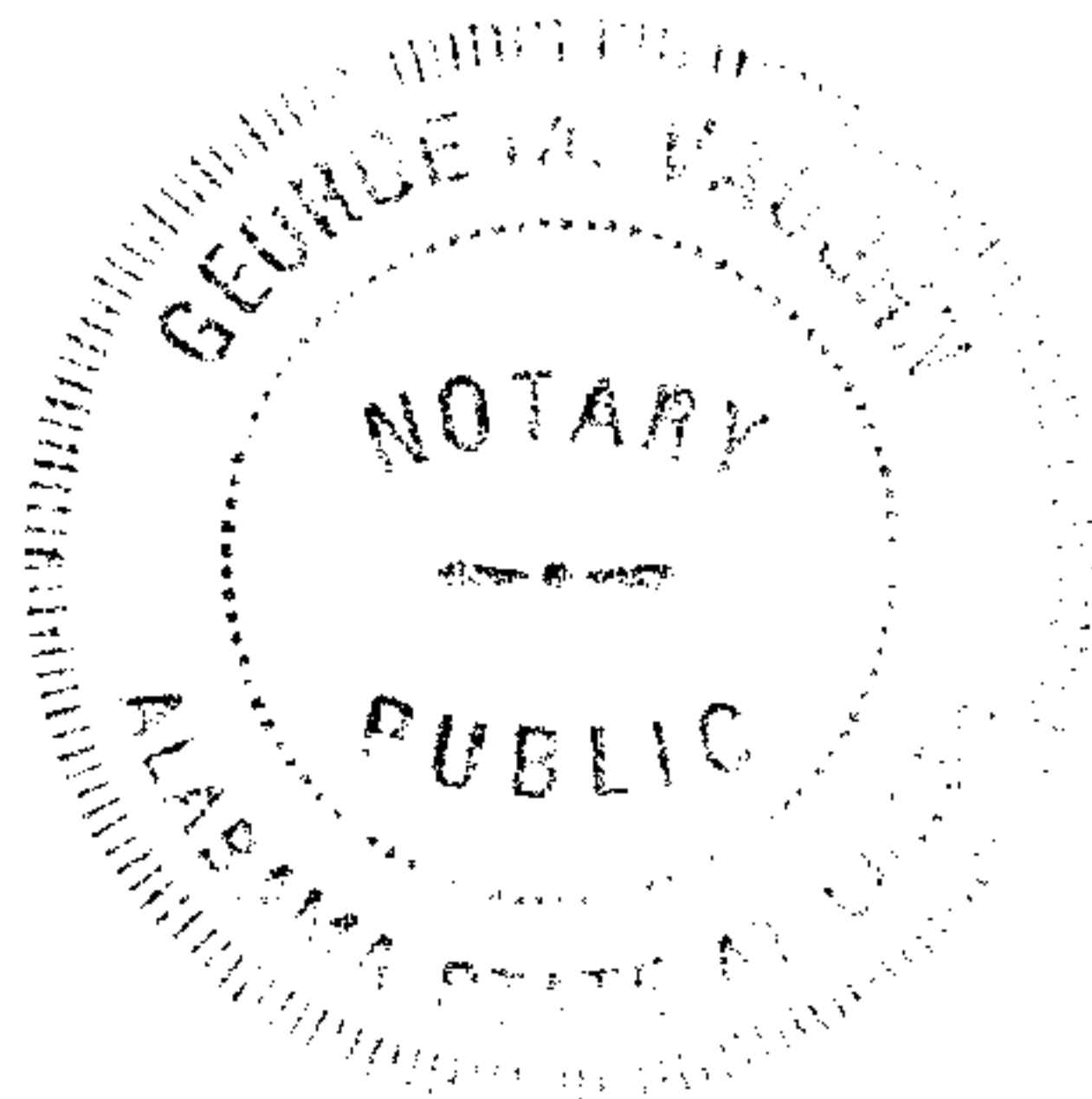
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 15th day of SEPTEMBER, 2015.

Joy R. Griffin
JOY R. GRIFFIN
Terry W. Kaiser
TERRY W. KAISER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOY R. GRIFFIN, 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 and official seal this 15th day of SEPTEMBER, 2015.

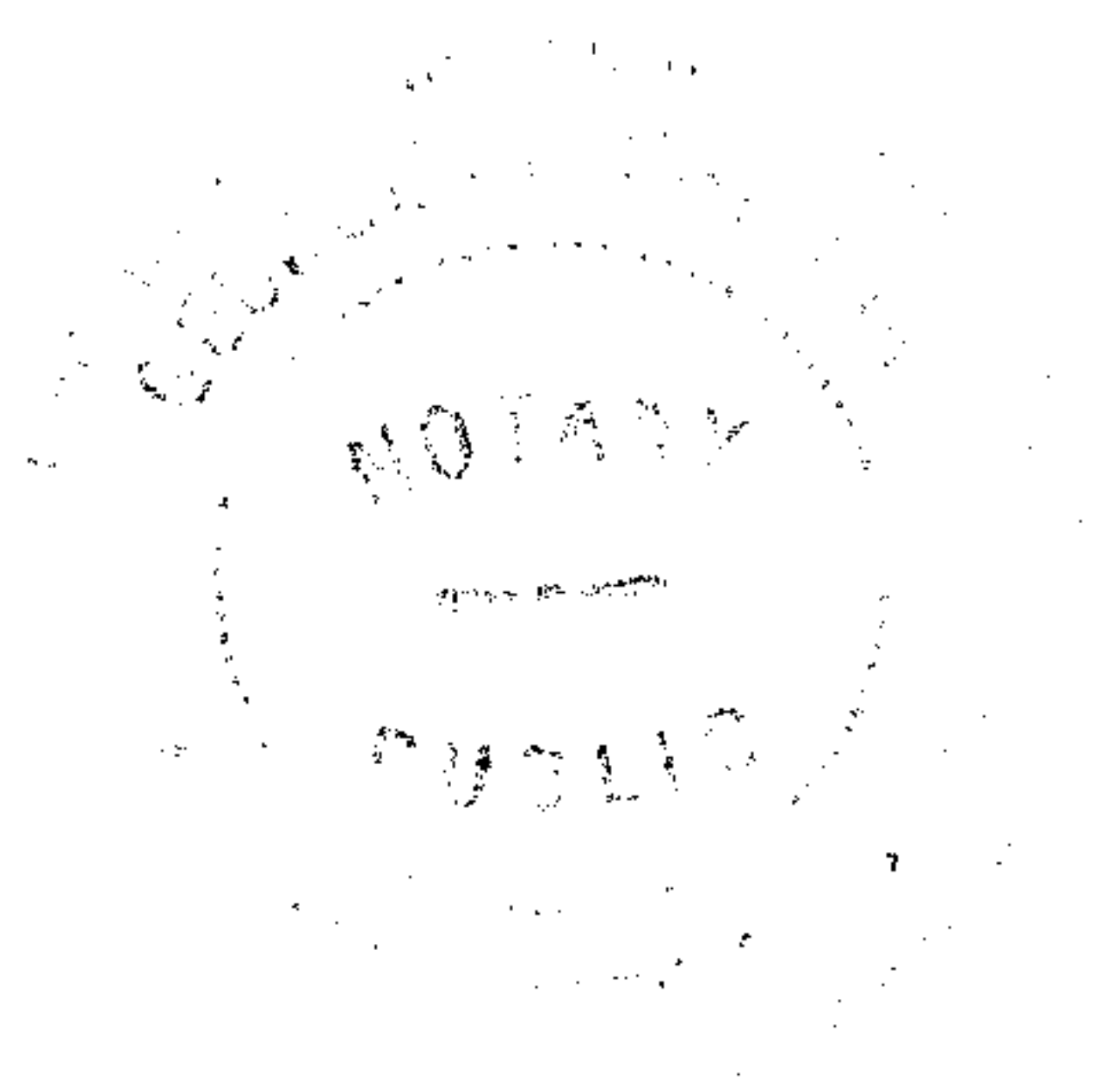


[Signature]
Notary Public
My Commission Expires: 9/15/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TERRY W. KAISER, 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 and official seal this 15th day of SEPTEMBER, 2015.




[Signature]
Notary Public
My Commission Expires: 9/18/2017

20150917000325440 2/4 \$230.50
Shelby Cnty Judge of Probate, AL
09/17/2015 08:16:03 AM FILED/CERT

EXHIBIT "A"

Lot 19, according to the Map of Southlake Townhomes, as recorded in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama.

Less and except the Westerly 2.00 feet thereof; being more particularly described as follows: Begin at the Southwest corner of Lot 19 of said Southlake Townhomes and run thence South 68 degrees 10 minutes 30 seconds East along the South line of Lot 19 for 2.01 feet to a point; thence run North 28 degrees 09 minutes 54 seconds East for a distance of 117.48 feet to a point on the Southerly right of way line of Lake Valley Drive; said point being on a curve, curving to the right in a Northwesterly direction, having a radius of 237.14 feet, and arc of 2.04 feet and a central angle of 0 degrees 29 minutes 36 seconds; thence run North 50 degrees 09 minutes 24 seconds West along the chord bearing of said curve for a chord distance of 2.04 feet to the Northwest corner of said Lot 19; thence run South 28 degrees 09 minutes 54 seconds West along the common line of Lots 19 and 20 of said Subdivision for a distance of 118.12 feet to the point of beginning.


20150917000325440 3/4 \$230.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

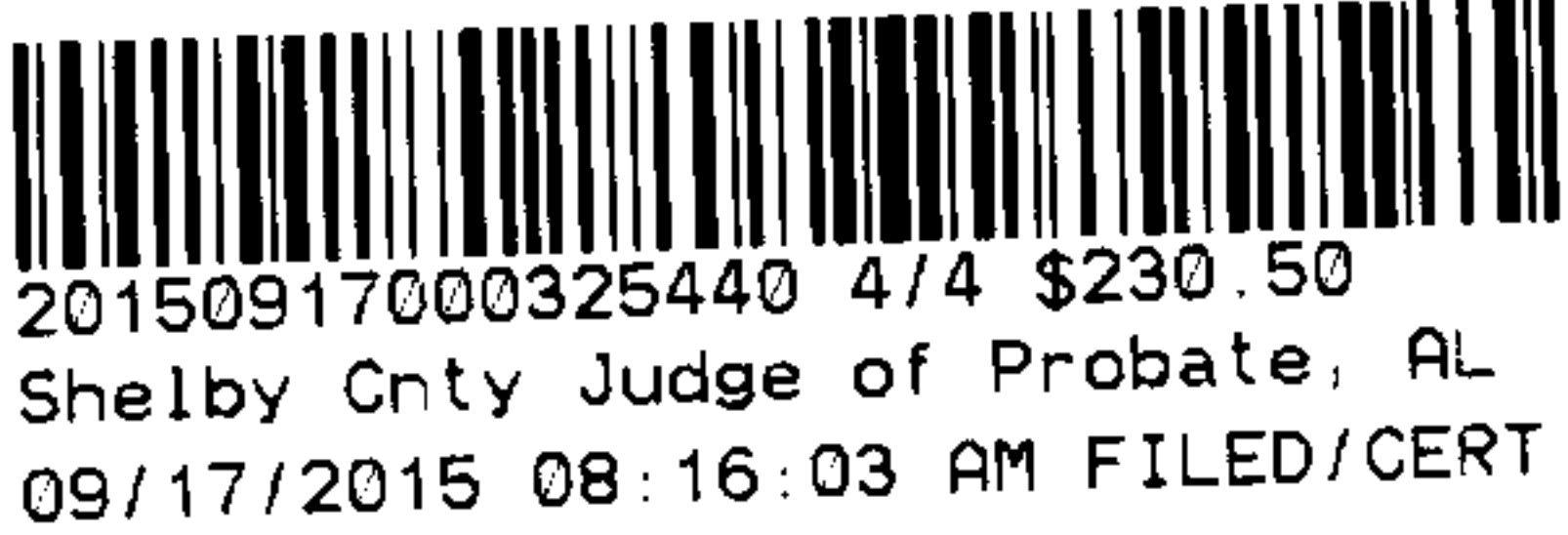
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joy R. Gartin
Mailing Address C/o George Vaughn
300 Cahaba Park Circle SE
Birmingham AL 35244

Grantee's Name Congcong Guo
Mailing Address 4554 Lake Valley Drive #19
Hoover, AL 35244

Property Address 4554 Lake Valley Drive #19
Hoover, AL 35244

Date of Sale 9/1/2015
Total Purchase Price \$ 207,500
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 9/1/2015

Print George M. Vaughn

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one