

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Cheng Yang
6500 Black Creek Circle
Hoover, AL 35244

GENERAL WARRANTY DEED

20160801000270230

08/01/2016 01:42:15 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars (\$296,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dustin Ray Jowers and Michelle Quinn Jowers, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cheng Yang (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **SHELBY County, Alabama:**

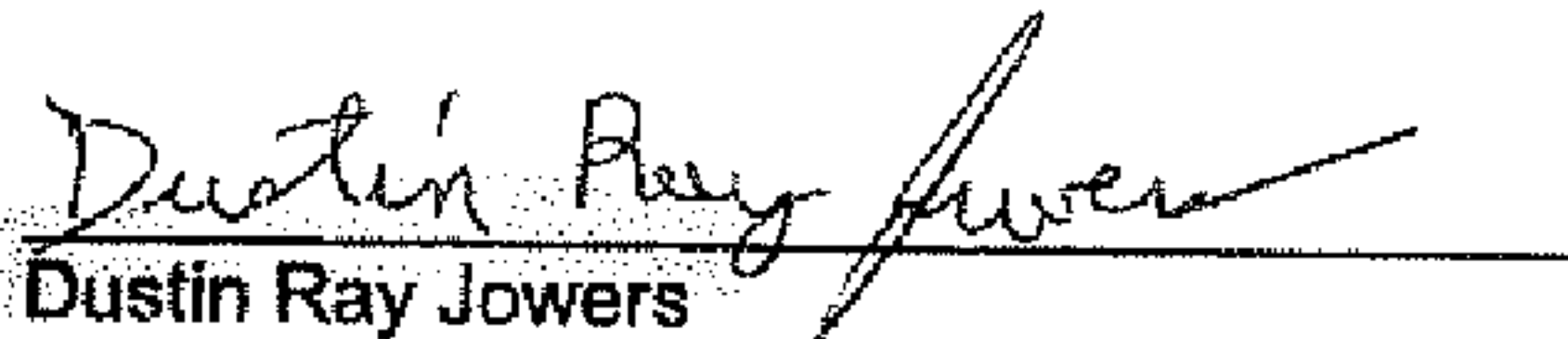
Lot 250, according to the Final Plat of Creekside Phase 2, Part B, as recorded in Map Book 39, Pages 58 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

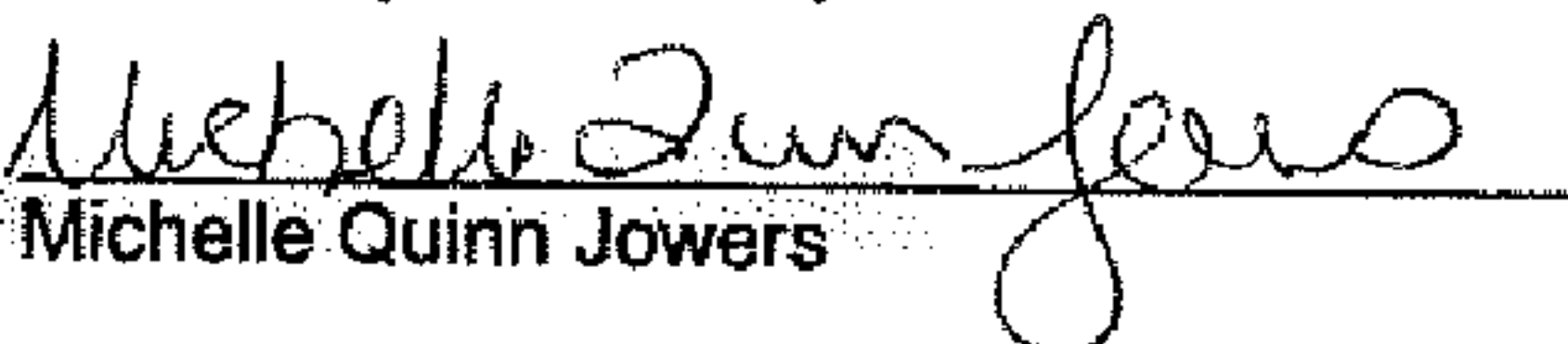
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Thirty-Seven Thousand Two Hundred And No/100 Dollars (\$237,200.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 29, 2016.

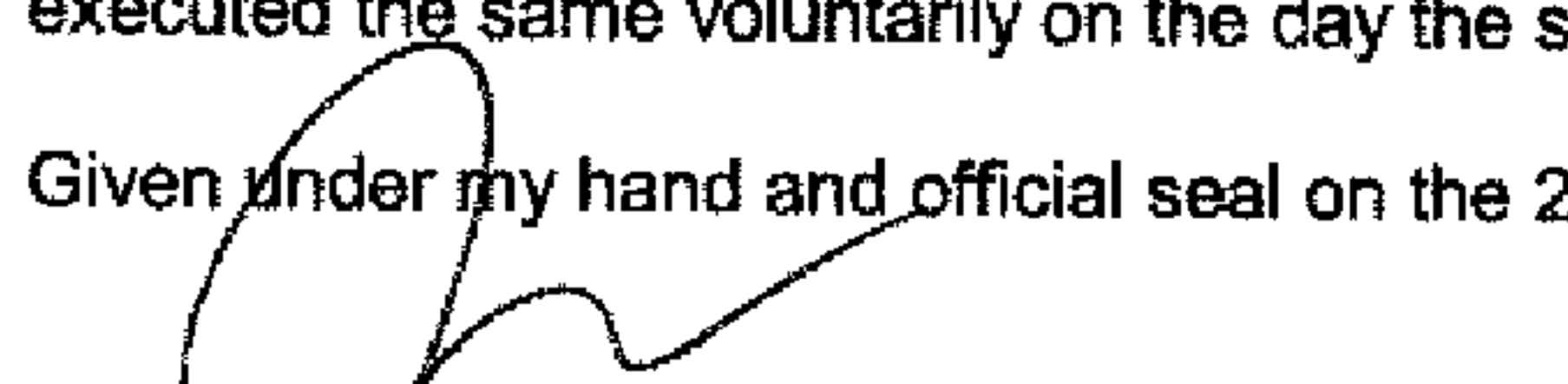

Dustin Ray Jowers


Michelle Quinn Jowers

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin Ray Jowers and Michelle Quinn Jowers, whose name(s) is(are) signed to the foregoing conveyance, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 29th day of July, 2016.


Notary Public

My commission expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State at Large
My Commission Expires Jan. 16, 2017

20160801000270230 08/01/2016 01:42:15 PM DEEDS 2/2

Grantor's Name Dustin Ray Jowers and Michelle
Quinn Jowers

Grantee's Name Cheng Yang

Mailing Address 6500 Black Creek Circle
Hoover, AL 35244

Mailing Address 1057 Castlemaine Dr
Birmingham, AL 35226

Property Address 6500 Black Creek Circle
Hoover, AL 35244

Date of Sale July 29, 2016
Total Purchase Price \$296,500.00

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

☐ 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 - Dustin Ray Jowers and Michelle Quinn Jowers, 6500 Black Creek Circle,
Hoover, AL 35244.

Grantee's name and mailing address - Cheng Yang, 1057 Castlemaine Dr, Birmingham, AL 35226.

Property address - 6500 Black Creek Circle, Hoover, AL 35244

Date of Sale - July 29, 2016.

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.

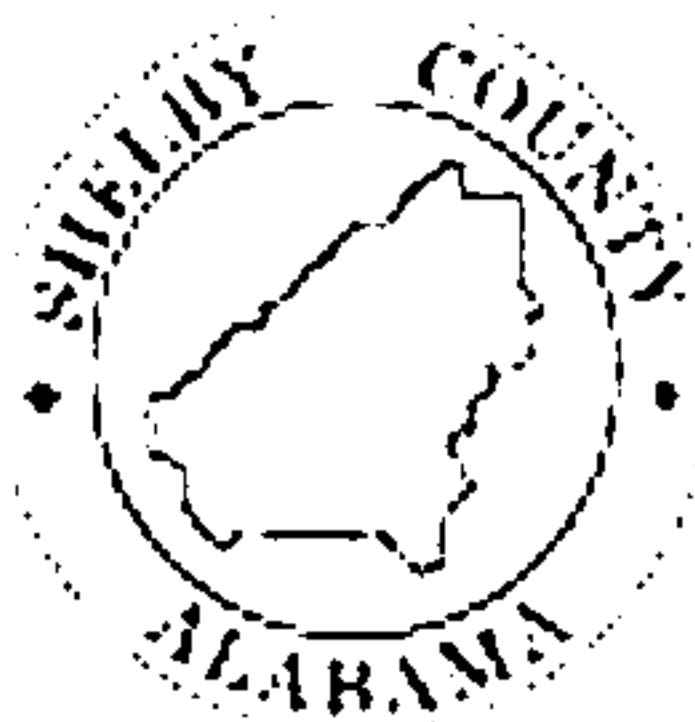
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: July 29, 2016

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2016 01:42:15 PM
\$77.50 CHERRY
20160801000270230