

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2016-08-5160
Documentary Evidence: Sales Contract

Send Tax Notice To:
Edward Cui and
Xiaolei Cui
2348 Arbor Glenn
Birmingham, AL 35244
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **David J. Simon and spouse, Andrea J. Simon**, (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **Edward Cui and Xiaolei Cui**, (hereinafter referred to as “Grantees”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

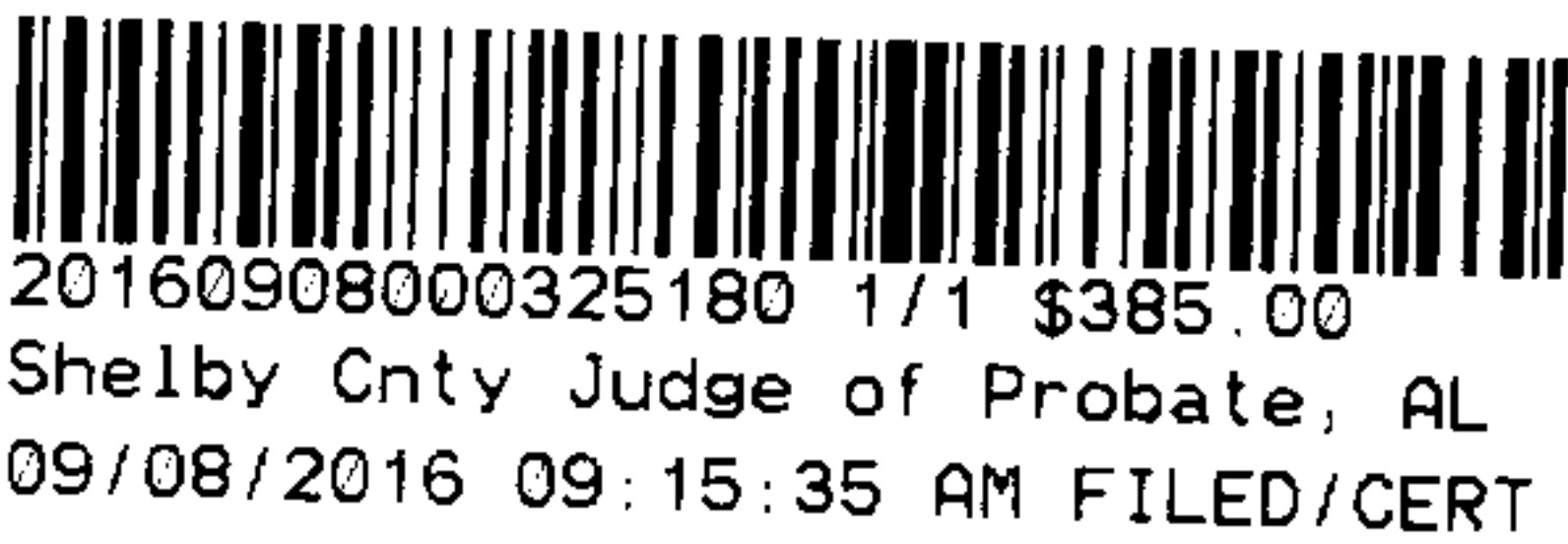
Lot 131, according to the Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, page 52, in the Probate Office of Shelby County, Alabama.

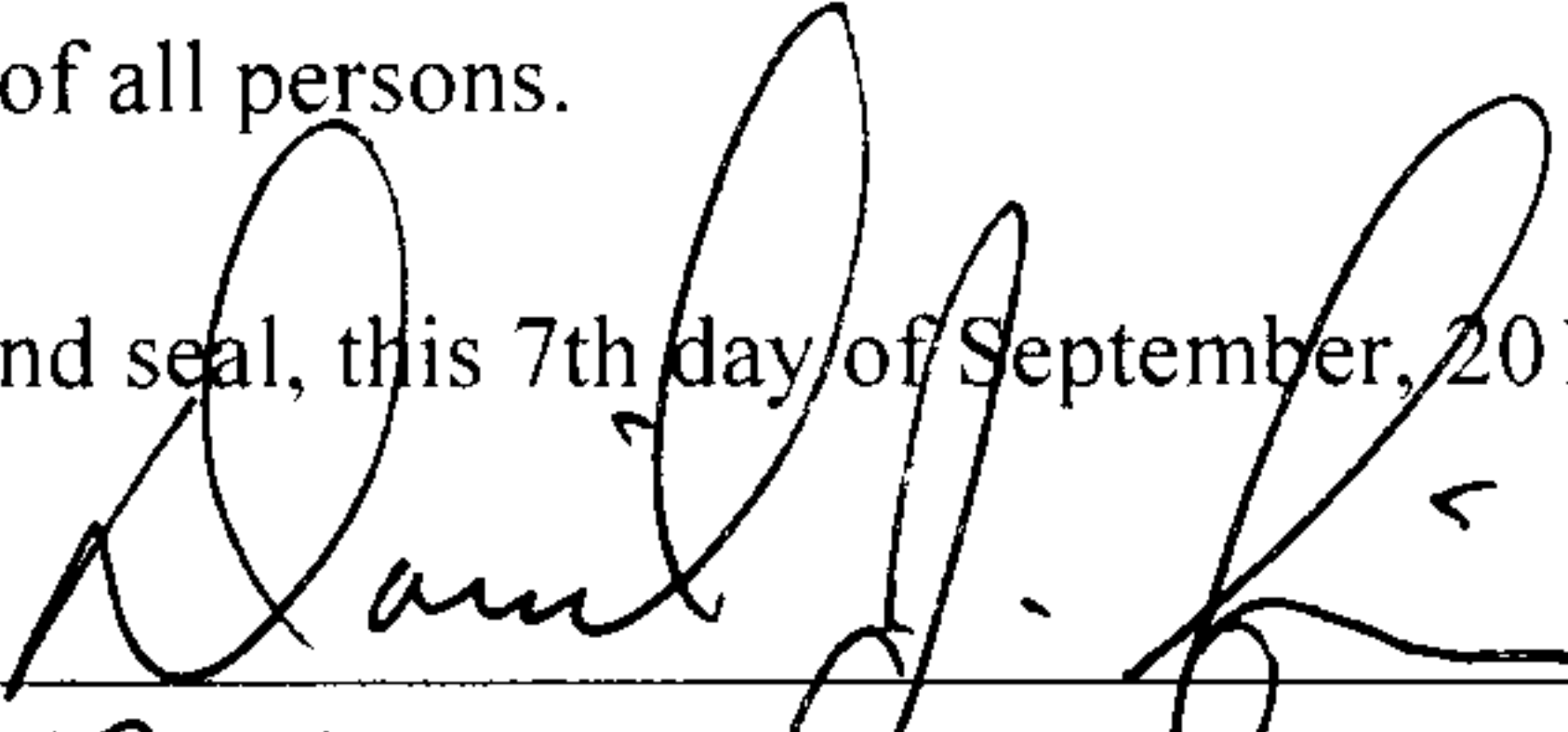
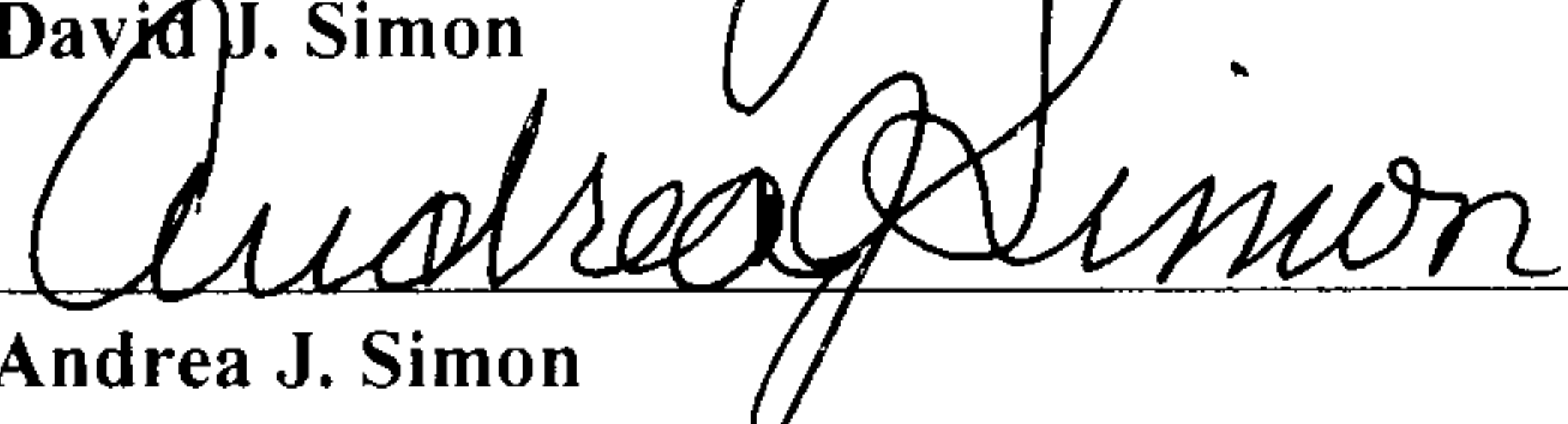
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 7th day of September, 2016.



 (Seal)
David J. Simon
 (Seal)
Andrea J. Simon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David J. Simon and spouse, Andrea J. Simon**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 7th day of September, 2016.


Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantors' Mailing Address:
2348 Arbor Glenn
Birmingham, AL 35244

Shelby County, AL 09/08/2016
State of Alabama
Deed Tax: \$370.00

