

**This instrument prepared by:**  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Edward Colin Campbell and Kelly Lyn  
Campbell  
3092 Thrasher Lane  
Hoover, AL 35244

**20161201000438370**  
**12/01/2016 11:15:31 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Forty-Seven Thousand Five Hundred And No/100 Dollars (\$247,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jiaxian Li and Chongyuan Lu, husband and wife, and Ye Li and Lilin Yin, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Edward Colin Campbell and Kelly Lyn Campbell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1, according to the Map and Survey of Audubon Forest First Addition, recorded in Map Book 11, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

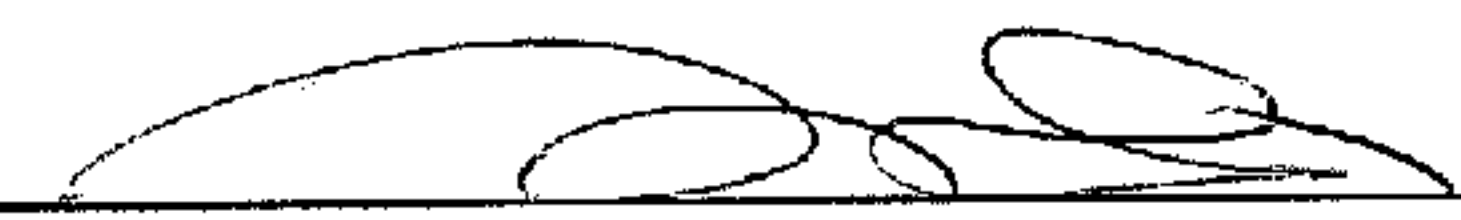
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

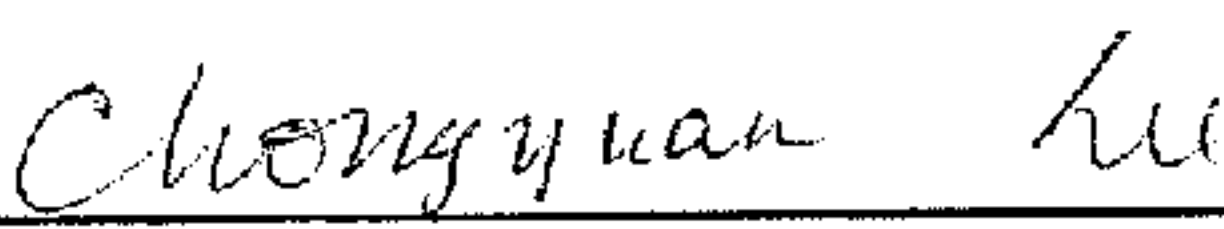
Two Hundred Twenty-Six Thousand Six Hundred Forty-Eight And No/100 Dollars (\$226,648.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs 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 event 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 and assigns of the grantees herein shall take as tenants in common.

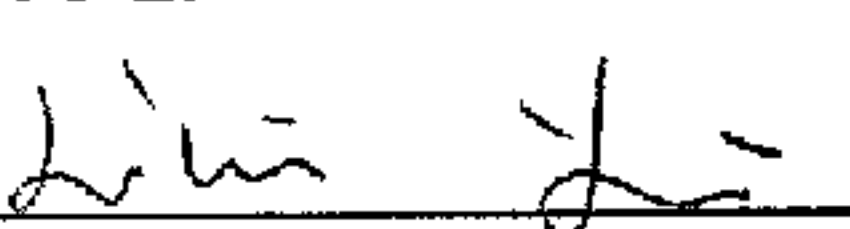
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on October 28, 2016.

  
\_\_\_\_\_  
Jiaxian Li

  
\_\_\_\_\_  
Chongyuan Lu

  
\_\_\_\_\_  
Ye Li

  
\_\_\_\_\_  
Lilin Yin

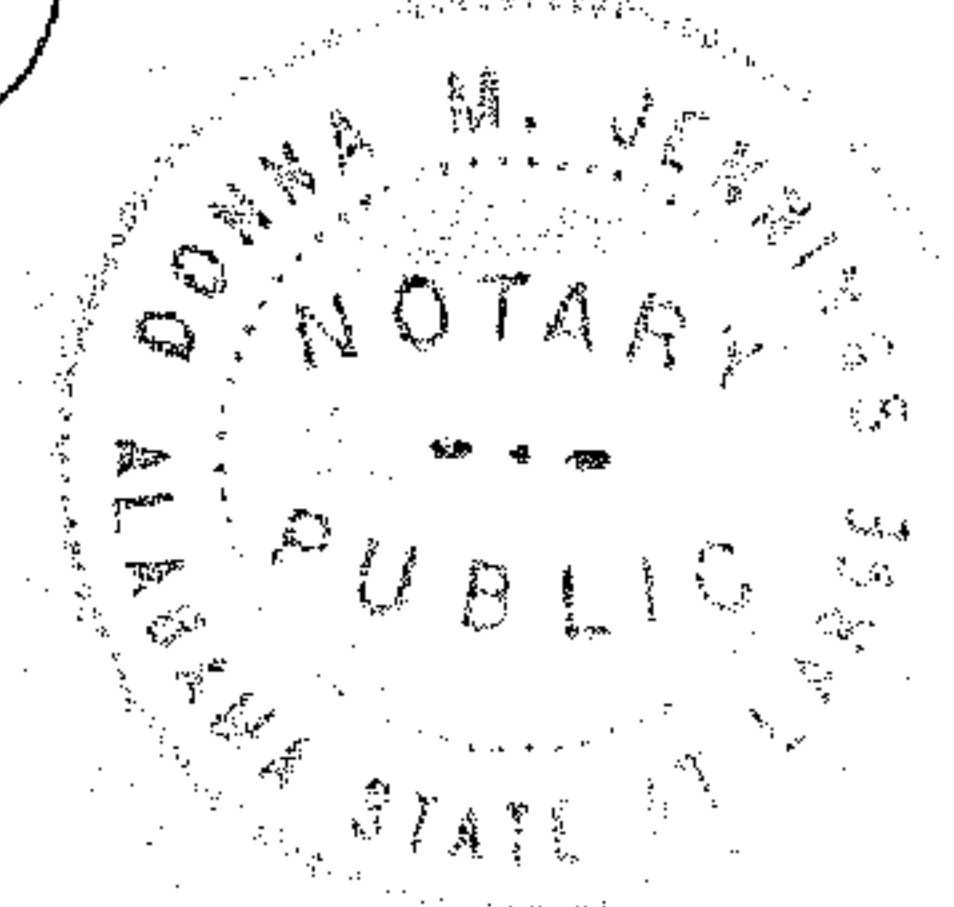
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jiaxian Li and Chongyuan Lu and Ye Li and Lilin Yin whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of October, 2016.

  
\_\_\_\_\_  
Notary Public

My commission expires: 11/30/2019



FILE NO.: TS-1602250

**20161201000438370 12/01/2016 11:15:31 AM DEEDS 2/2**

Grantor's Name Jiaxian Li and Chongyuan Lu and Ye Li and Lilin Yin Grantee's Name Edward Colin Campbell and Kelly Lyn Campbell

Mailing Address 3092 Thrasher Lane  
Hoover, AL 35244

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 3092 Thrasher Lane  
Hoover, AL 35244

Date of Sale October 28, 2016  
Total Purchase Price \$247,500.00

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  
☒ 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 - Jiaxian Li and Chongyuan Lu and Ye Li and Lilin Yin, 3092 Thrasher Lane,  
Hoover, AL 35244.

Grantee's name and mailing address - Edward Colin Campbell and Kelly Lyn Campbell, . .

Property address - 3092 Thrasher Lane, Hoover, AL 35244

Date of Sale - October 28, 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: October 28, 2016

Sign [Signature]  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2016 11:15:31 AM  
\$39.00 CHERRY  
20161201000438370

[Signature]