

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
Venture South, LLC
1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242

20161220000464000 12/20/2016 10:40:30 AM DEEDS 1/5

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of FIVE AND NO/100 DOLLARS (\$500.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **JEI ING LIU**, a single woman, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **VENTURE SOUTH, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **VENTURE SOUTH, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, JEI ING LIU, has caused this conveyance to be executed,
and their seal affixed this the 18th day of November, 2016.

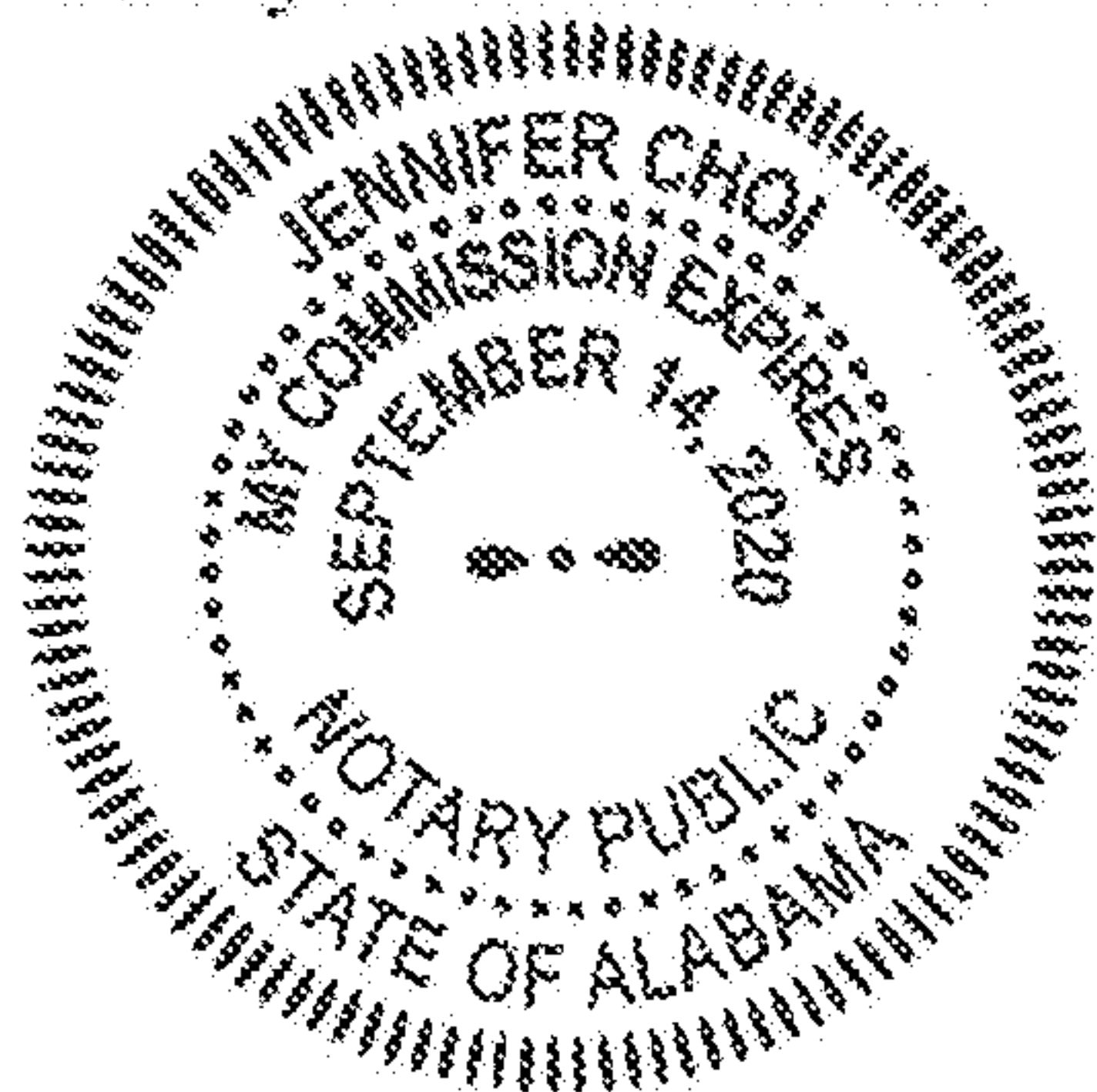
JeI Ing Liu, by Karen Liu, Her Attorney-in-Fact.

JEI ING LIU, by Karen Liu,
Her Attorney-in-Fact,
Power of Attorney recorded
In the Probate Office of Shelby County, Alabama
Attached hereto.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, a Notary Public, hereby certify that Karen Liu, as Attorney-in-Fact for JeI Ing Liu 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, as such attorney-in-fact, with full authority, executed the same voluntarily for and as the act of JeI Ing Liu.

Given under my hand and official seal, this 18th day of November 2016.



[Signature]
Notary Public

My Commission Expires: 9/14/2020

Exhibit "A"

From the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North along the East boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 420.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, proceed South 7 degrees 01 minute 05 seconds East 128.01 feet to a point on a curve concave left and the Northwesternly right of way of Grimes Road (R/W 60"), (Shelby County Hwy. 337); thence along a curve to the left with a delta angle of 32 degrees 27 minutes 42 seconds having a radius of 239.37 feet and a arc length of 135.62 feet, with a chord bearing and distance of South 34 degrees 29 minutes 09 seconds West, 133.81 feet to a point on said right of way; thence leaving said curve and right of way proceed North 71 degrees 44 minutes 47 seconds West, 12.71 feet; thence North 8 degrees 37 minutes 32 seconds West, 233.55 feet; thence North 88 degrees 41 minutes 12 seconds East, 107.25 feet, back to the POINT OF BEGINNING. According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated September 13, 2003.

This Instrument Prepared By:

Greystone Title LLC
P.O. Box 382753
Birmingham AL 35238

STATE OF ALABAMA §

COUNTY OF Shelby §**LIMITED DURABLE POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that **Jeing- Liu** of **Sacramento County, California**, has made, constituted, and appointed and by these present does make, constitute, and appoint, **Karen Liu** of **Shelby County, Alabama**, my true and lawful attorney for me in my name, place, and stead, and for my benefit, to do and execute, or to concur with persons jointly interested with me in the executing of all or any of the following acts, deeds, and things, that is to say:

1. **GRANT OF POWER:** Power to sign, endorse, execute, and deliver, HUD-1 Statements, Settlement Statements, Closing Disclosures, Deed, Mortgage, Loan Documents and any other documents necessary, in his/her sole discretion for the purpose of my purchasing and mortgaging the following described real property, being situated in **Shelby County, Alabama**, and being more particularly described as follows:

Physical Address: 346 Hwy 337 Chelsea, AL 35043
 Parcel # 09 8 34 0 001 048.001

2. **INTERPRETATION AND GOVERNING LAW:** This instrument is to be construed and interpreted as a limited durable power of attorney effective immediately upon my signing and shall not be affected by my disability, incompetency or incapacity. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to the validity of this power and the construction of its provisions.

3. **THIRD PARTY RELIANCE:** Third parties may rely upon the representation of my Agent as to all matters relating to any power granted to my Agent, and no person who may act in reliance upon the representations of my Agent or the authority granted to my Agent shall incur any liability to me or my estate as a result of permitting my Agent to exercise any power.

4. **EFFECTIVENESS OF POWER OF ATTORNEY:** This instrument is to be construed and interpreted as a limited durable power of attorney effective immediately upon and on the date of signing by me as principal. Furthermore, this limited durable power of attorney shall not be affected by disability, incompetency or incapacity of me as principal.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 12 day of Oct. 2016.

Jeing- Liu
Jeing- Liu
Jeing- Liu

STATE OF California §

COUNTY OF SACRAMENTO §

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that **Jeing- Liu**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he/she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 12 day of OCTOBER, 2016

California All-Purpose Certificate of Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of SACRAMENTO

On OCTOBER 12, 2016 before me, MELVIN MARIO, Notary Public
 Personally appeared JEI-ING LIU

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



20161220000464000 12/20/2016 10:40:30 AM DEEDS 5/5
Real Estate Sales Validation Form

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

Grantor's Name Jei Ing Liu
Mailing Address c/o Karen Liu
3619 Wigeon Ridge Lane
Houston TX 77047

Grantee's Name Venture South, LLC
Mailing Address 1401 Doug Baker Blvd
Suite 107-206
Birmingham AL 35242

Property Address 346 County Road 337
Chelsea, AL 35043

Date of Sale 11/16/2016
Total Purchase Price \$

or
Actual Value \$120,000.00

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 11/18/2016

Print Durt Newsome

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2016 10:40:30 AM
\$147.00 CHERRY
20161220000464000

(verified by)

[Signature]

Form RT-1