

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Four Hundred Ten Thousand Dollars (\$410,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged We, Jianhua Yao and wife, Lianqing Dong, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Tommy Y. Fung and Betty N. Cheng, (herein referred to as GRANTEEES) for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 38, according to the Survey of Mill Springs Estates, Sector 3, as recorded in Map Book 26, Page 88, in the Office of the Judge of Probate of Shelby County Alabama.

For ad valorem tax purposes only, the address for the above described property is 643 Mill Springs Court, Hoover, AL 35244.

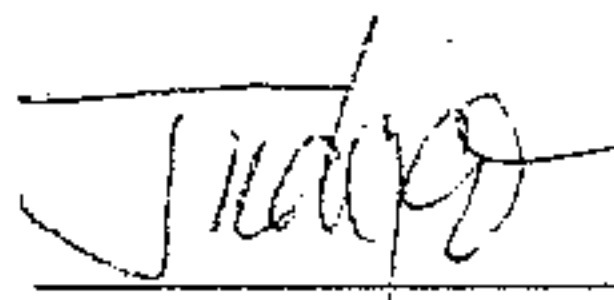
This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

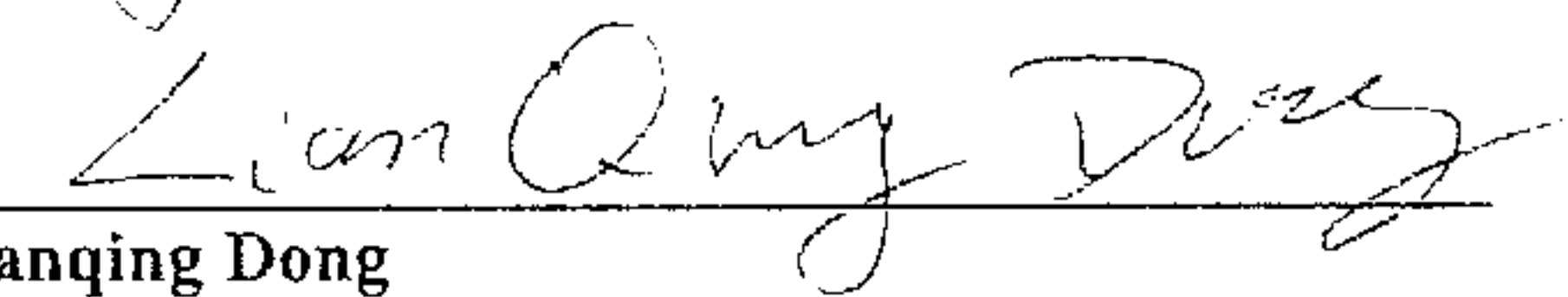
TO HAVE AND TO HOLD to the said GRANTEEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 23rd day of March, 2017.



Jianhua Yao



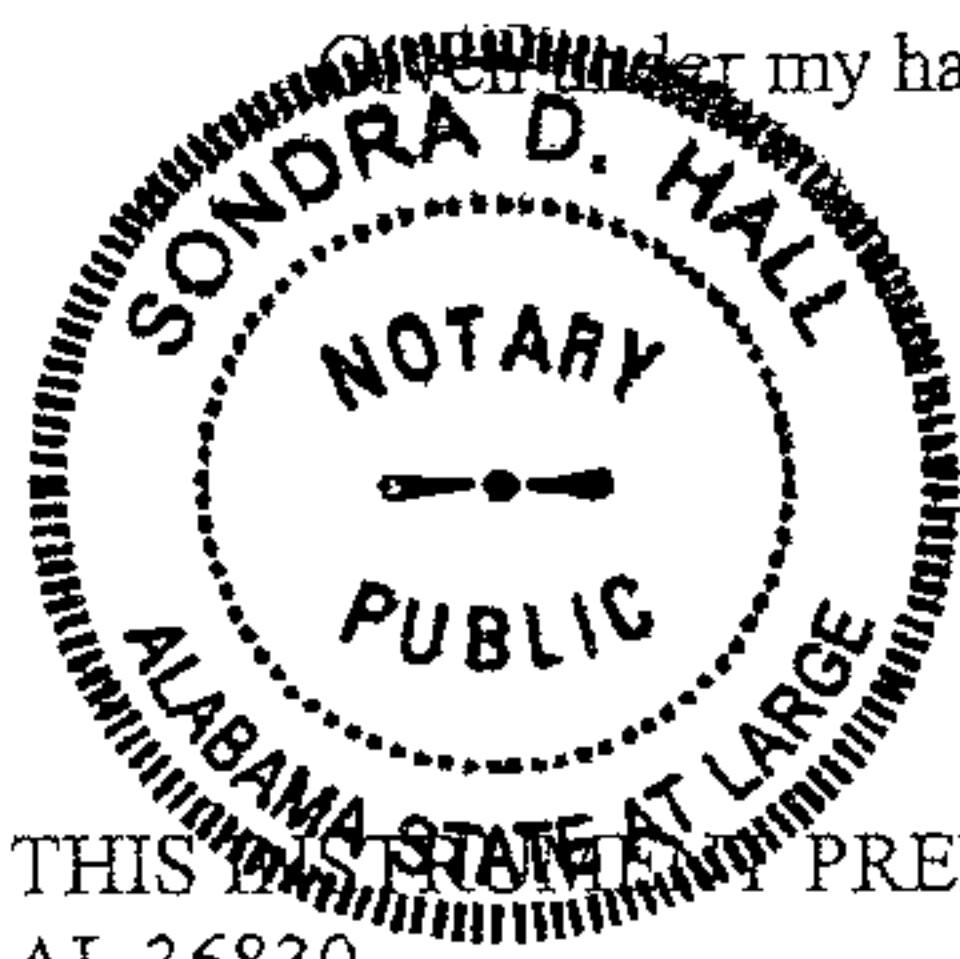
Lianqing Dong


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Jianhua Yao and Lianqing Dong, whose names 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.

Under my hand and official seal this the 23rd day of March, 2017.





NOTARY PUBLIC
My Commission Expires: 12/4/2020

THIS DEED WAS PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Jianhua Yao
Mailing Address Lianqing Dong
1005 Lake Shadows Dr
Birmingham, AL 35244

Grantee's Name Tommy Y. Fung
Mailing Address Betty N. Cheng
643 Mill Springs Court
Hoover, AL 35244

Property Address 643 Mill Springs Court
Hoover, AL 35244

Date of Sale March 23, 2017
Total Purchase Price \$410,000.00

Actual Value \$

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2017 09:27:48 AM
\$328.00 CHERRY
20170420000133910

Handwritten signature

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
X 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

Print Sondra D. Hall

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one