

This Instrument was Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Tracie Cranmer
86 Highway 55
Wilsonville, AL 35186

20170420000134370
04/20/2017 10:46:20 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jue Quan Li and E. Hua Wang, married**, whose mailing address is **2428 Oneal Way, Birmingham, AL 35242, AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tracie Cranmer, whose mailing address is 86 Highway 55, Wilsonville, AL 35186** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **86 Highway 55, Wilsonville, AL 35186**; to wit;

ALL OF THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 21, RANGE 1 EAST, LYING EAST OF THE BLUE SPRINGS-WESTOVER ROAD. SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE PARCELS OF REAL PROPERTY HERETOFORE CONVEYED BY S. P. STINSON TO HELEN LYONS ON AUGUST 25, 1966, AS RECORDED IN DEED BOOK 244, PAGE 273, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PARCEL OF REAL PROPERTY HERETOFORE CONVEYED BY SAM P. STINSON AND WIFE, ESSIE STINSON TO JOHNNIE A. DAVIS AND WIFE, ERA DAVIS ON DECEMBER 5, 1962, AS RECORDED IN DEED BOOK 223, PAGE 548, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PARCEL OF PROPERTY HERETOFORE CONVEYED ON JUNE 15, 1972, BY SAM P. STINSON AND WIFE, RUBY T. STINSON TO GRADY WARREN AND VIRGINIA WARREN AS RECORDED IN DEED BOOK 308, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


ALSO PERMANENTLY AFFIXED IN THE FOLLOWING MANUFACTURED HOME: 2005 FLEETWOOD ANNIVERSARY FLEETTWO VIN#TNFL527A30088AV12 & TNFL527B30088AV12.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

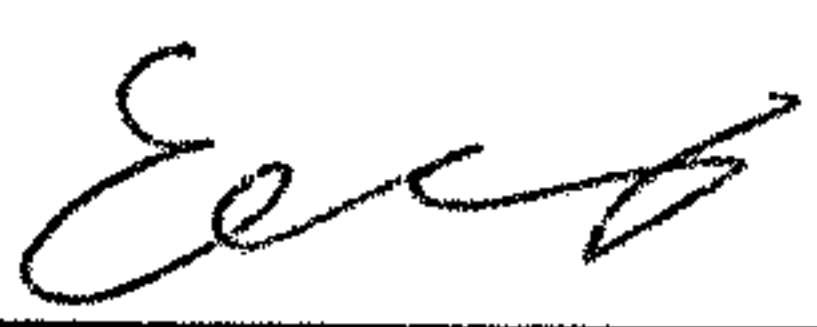
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of April, 2017.



Jue Quan Li



E. Hua Wang

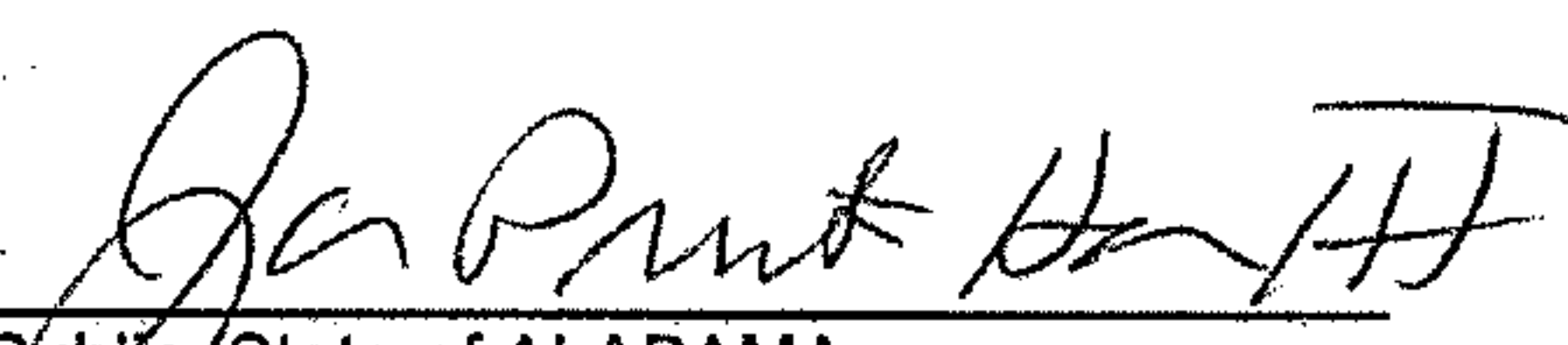
State of Alabama

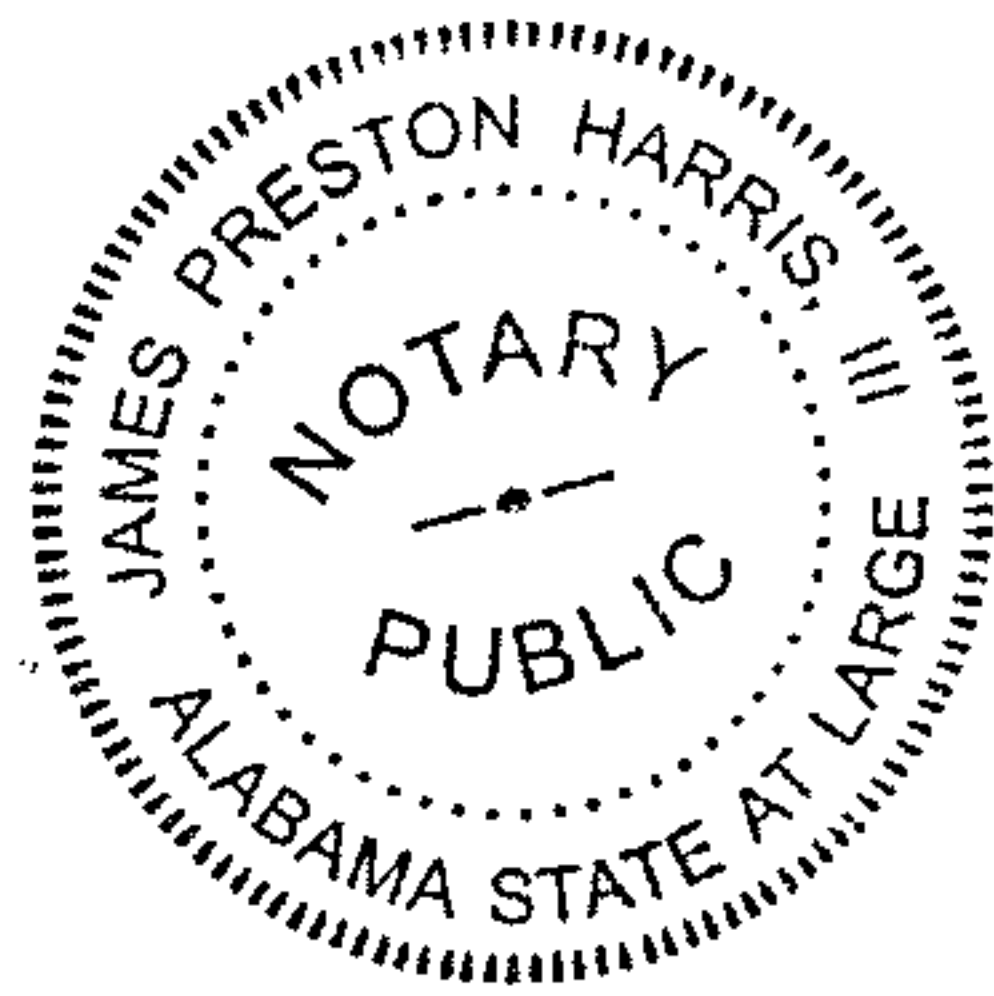
} General Acknowledgment

Shelby County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jue Quan Li and E. Hua Wang, 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.

Given under my hand and official seal, this the 17th day of April, 2017.


Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/1/2018



20170420000134370 04/20/2017 10:46:20 AM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name	Jue Quan Li E. Hua Wang	Grantee's Name	Tracie Cranmer
Mailing Address	<u>2428 O'Neal Way</u> <u>Birmingham</u> <u>AL 35242</u>	Mailing Address	<u>86 Highway 55</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>86 Highway 55</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>April 17, 2017</u>
		Total Purchase Price	<u>\$95,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>X</u> Sales Contract	<u> </u> Other
<u> </u> 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 - 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 of 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 April 14, 2017

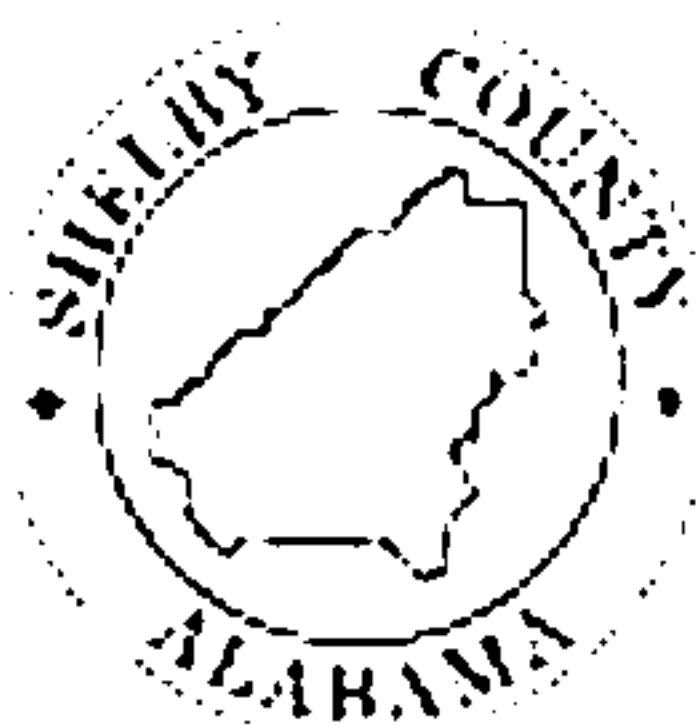
 Unattested

(Signature)
(Verified by)

Print Jue Quan Li

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/20/2017 10:46:20 AM
\$116.00 CHERRY
20170420000134370

(Signature)