


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

James Weldon and Zhaohui Du Quin
6097 Terrace Hills Drive
Birmingham, Alabama 35242

WARRANTY DEED


20170601000193390 1/9 \$144.00
Shelby Cnty Judge of Probate, AL
06/01/2017 03:01:24 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this May , 2017, That for and in consideration of **TWO HUNDRED FIFTY FOUR THOUSAND AND NO/100 (\$254,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **KENNETH LAGLE, a married man, WAYNE LAGLE, an unmarried man, CONNIE HARPER, a married woman, DEBORAH L. ARNOLD, a married woman, KIMBERLY I. BRAMLETT, a unmarried woman, WILLIAM EDWARD MENZEL, an unmarried man, and TIMOTHY I. MENZEL, an unmarried man**, (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JAMES WELDON and ZHAOHUI QUIN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 30, according to the Final Record Plat of Greystone Farms, Terrace Hills, as recorded in Map Book 24, Page 54, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 24, Page 54.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS' NOR THE HOMESTEAD OF ANY OF THE RESPECTIVE GRANTORS' SPOUSES.

WILLIE LAGLE DIED ON FEBRUARY 24, 2017 AND TWO HEIRSHIP AFFIDAVITS HAVE BEEN FILED SIMULTANEOUSLY HERewith ALONG WITH ALL HEIRS AT LAW SIGNING AND EXECUTING THIS WARRANTY DEED.

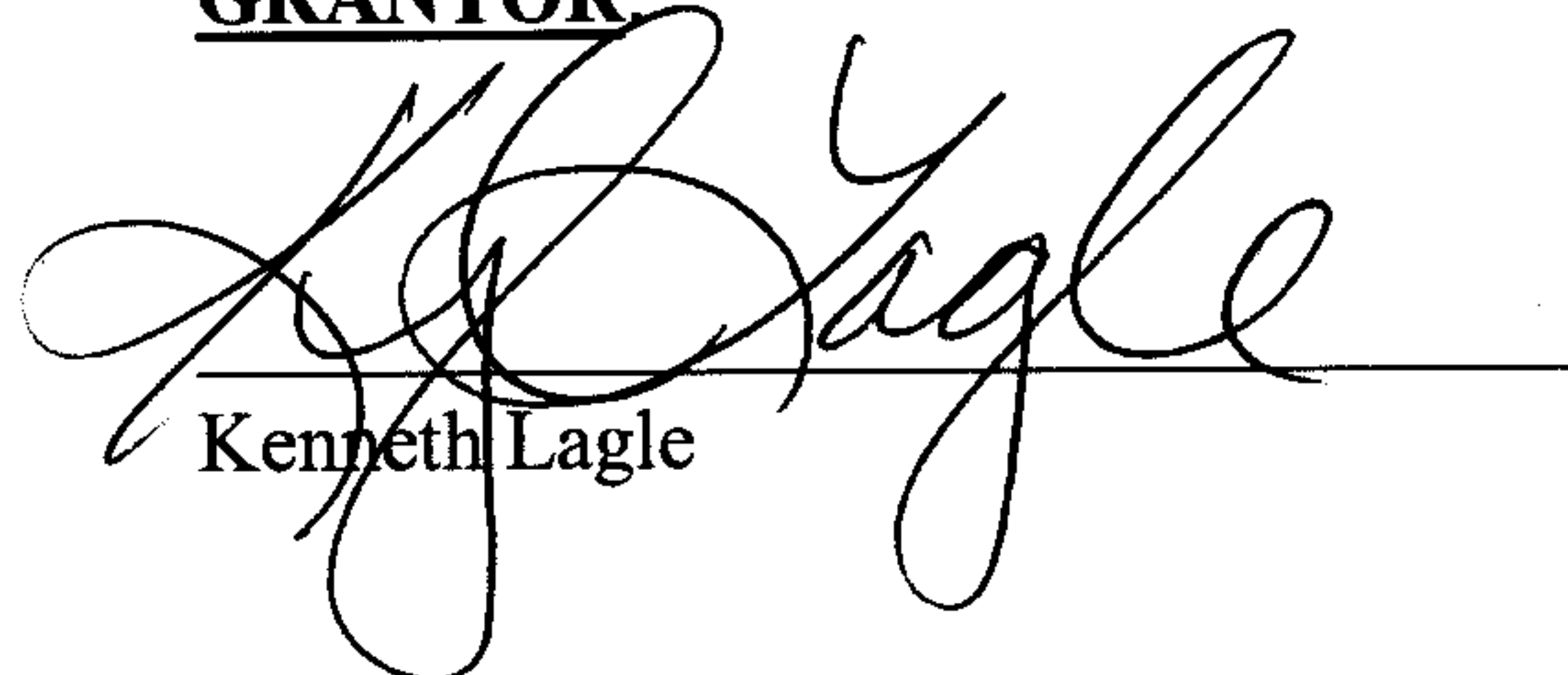
Shelby County, AL 06/01/2017
State of Alabama
Deed Tax: \$100.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 25, 2017.

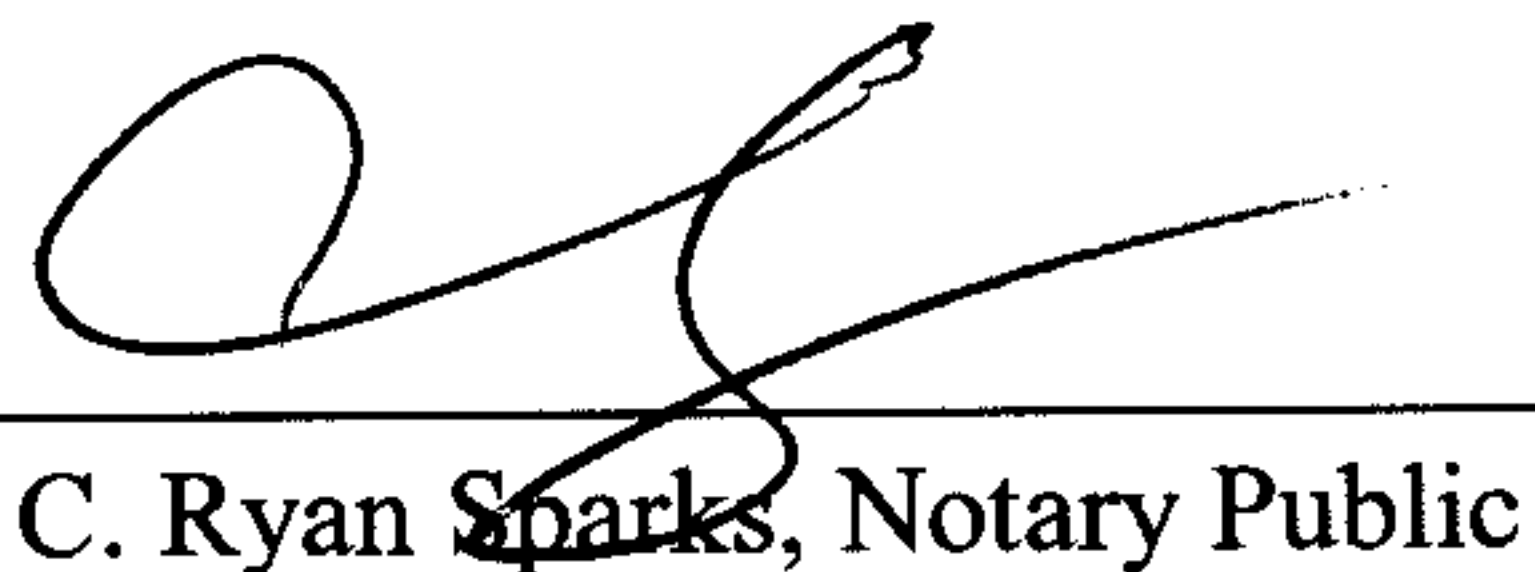
GRANTOR:


Kenneth Lagle

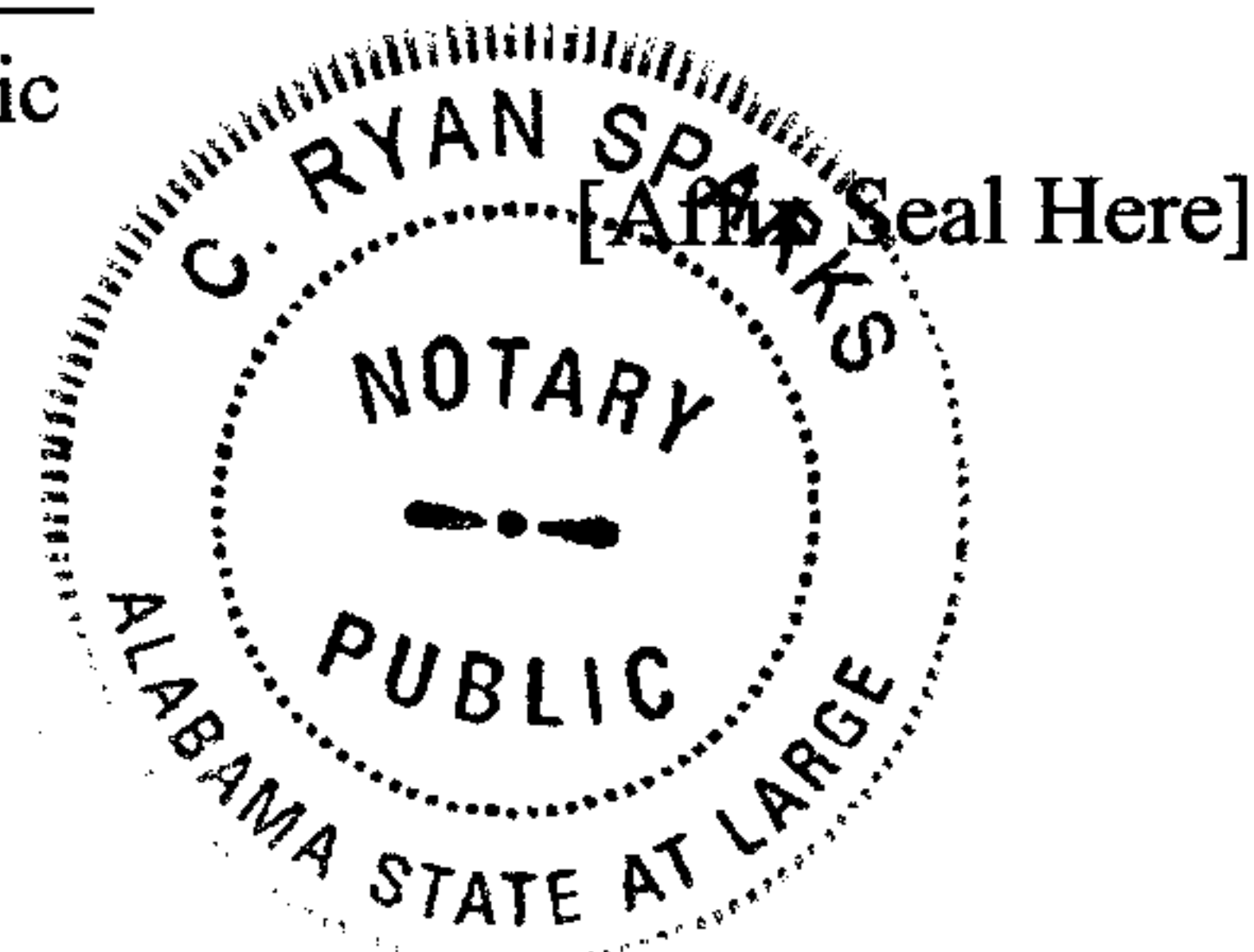
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Kenneth Lagle, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kenneth Lagle executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 25, 2017.


C. Ryan Sparks, Notary Public

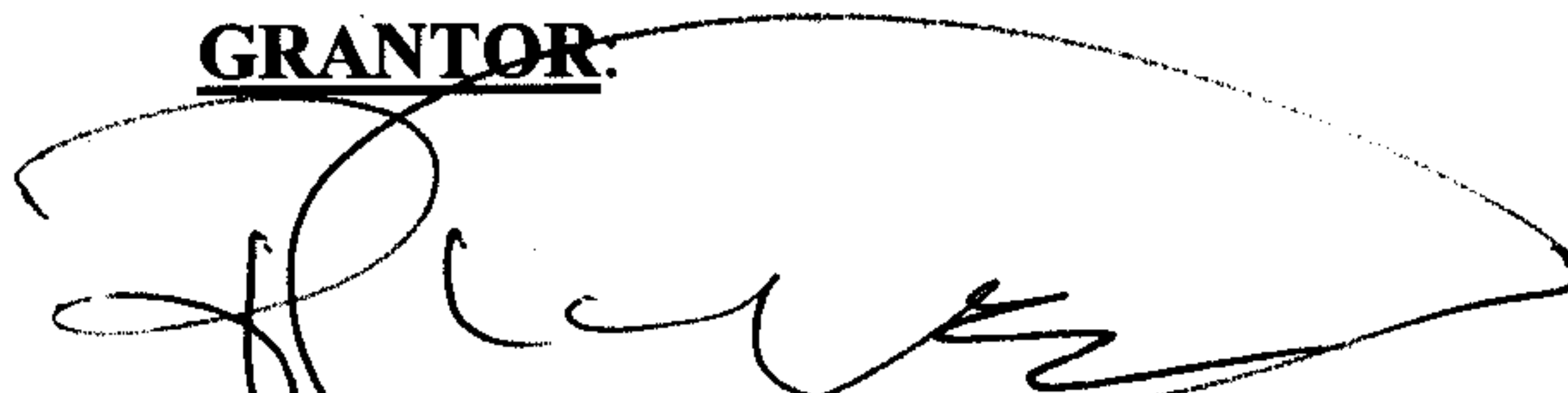
My Commission Expires: December 14, 2019




20170601000193390 2/9 \$144.00
Shelby Cnty Judge of Probate, AL
06/01/2017 03:01:24 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 25, 2017.

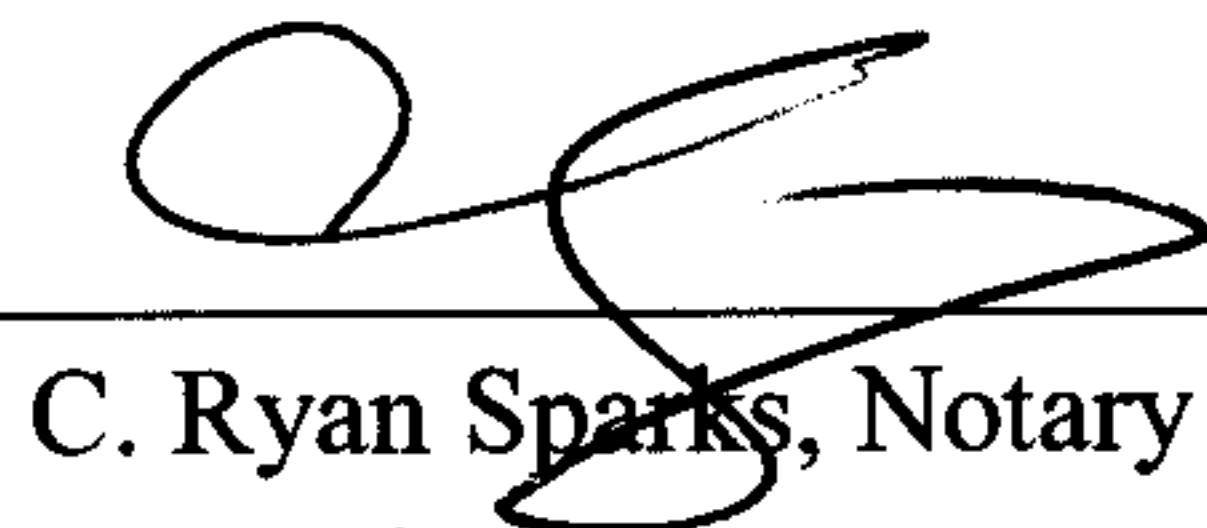
GRANTOR:


Wayne Lagle

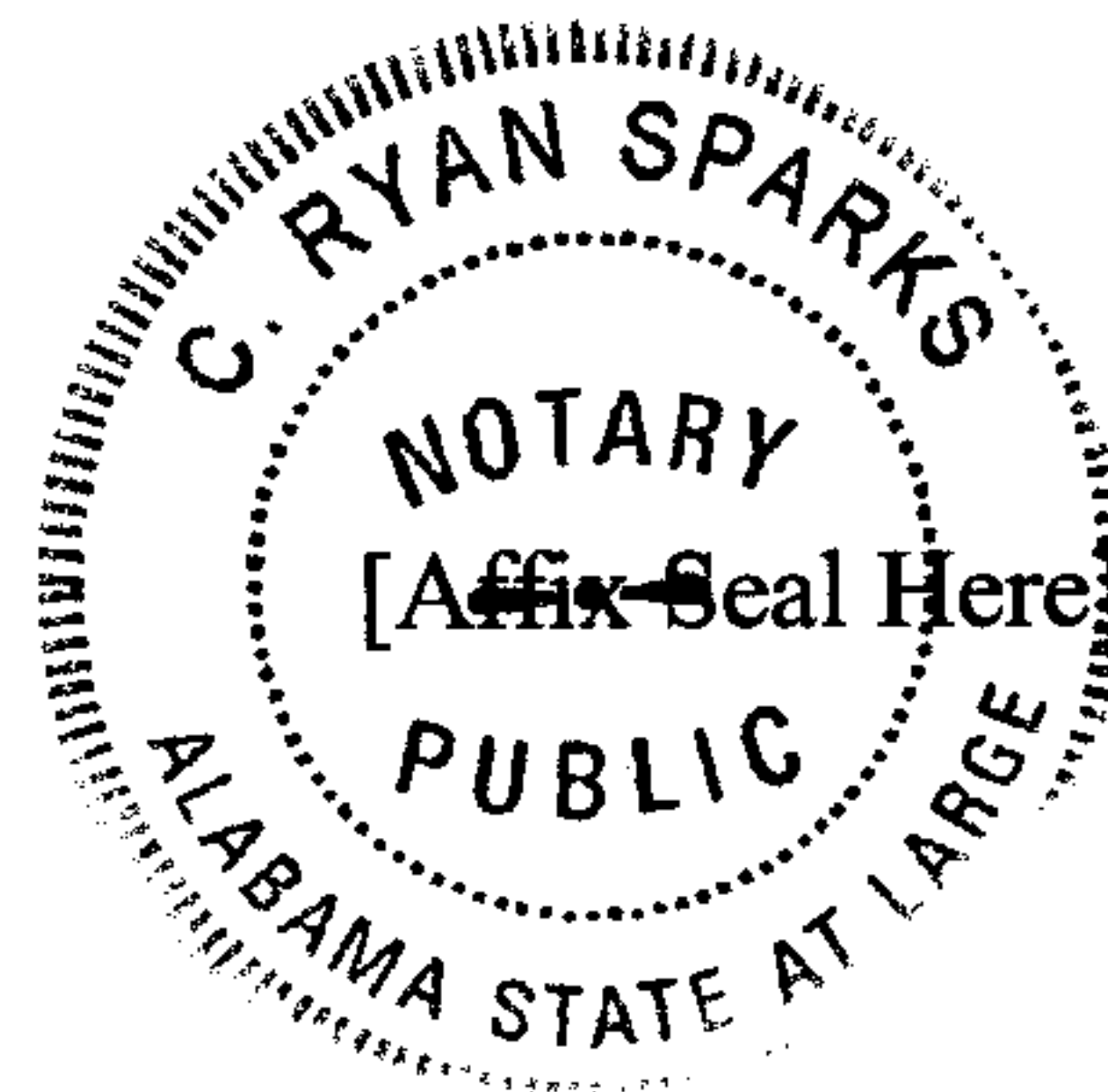
STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Wayne Lagle, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Wayne Lagle executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 25, 2017.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019




20170601000193390 3/9 \$144.00
Shelby Cnty Judge of Probate, AL
06/01/2017 03:01:24 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 22, 2017.

GRANTOR:

Connie Harper
Connie Harper

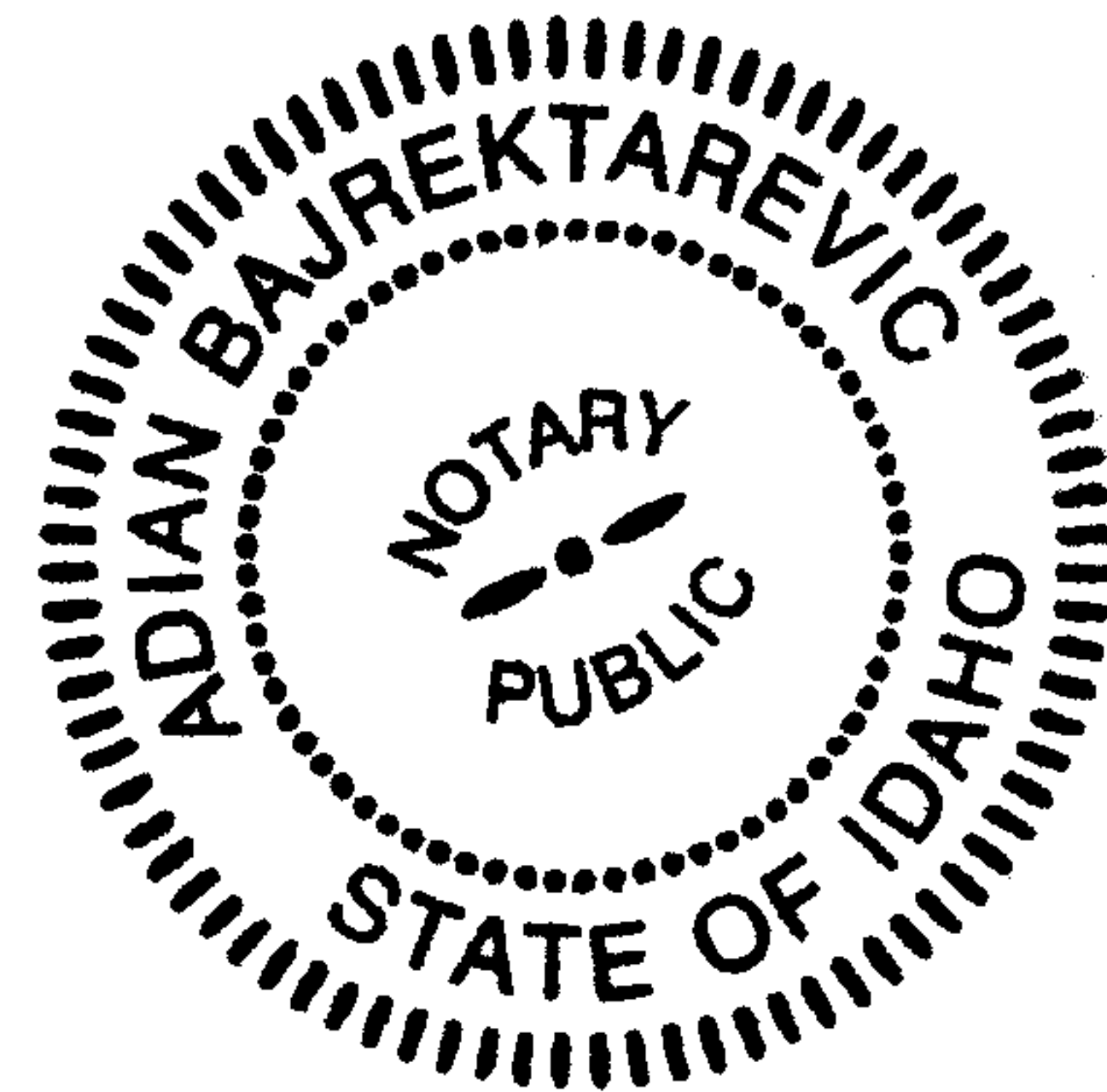
STATE OF Idaho
COUNTY OF Ada

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Connie Harper, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Connie Harper executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 22, 2017.

Adrian Bajrektarevic
Adrian Bajrektarevic
My Commission Expires: 12/24/2020 Notary Public

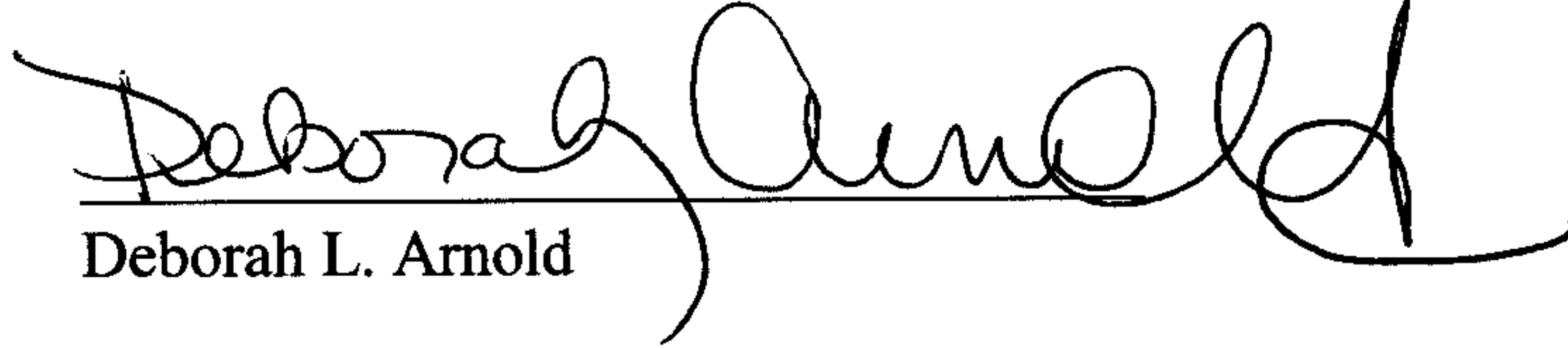
[Affix Seal Here]



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06/01/2017 03:01:24 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.

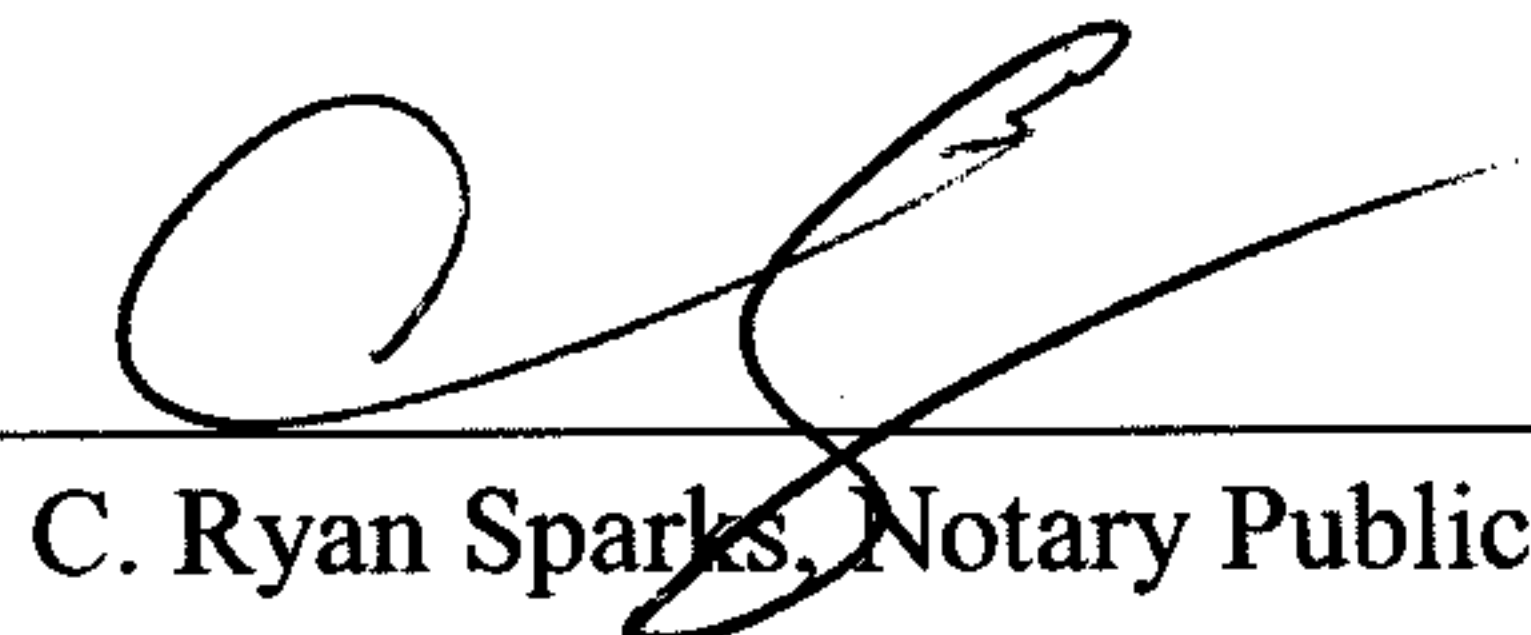
GRANTOR:


Deborah L. Arnold

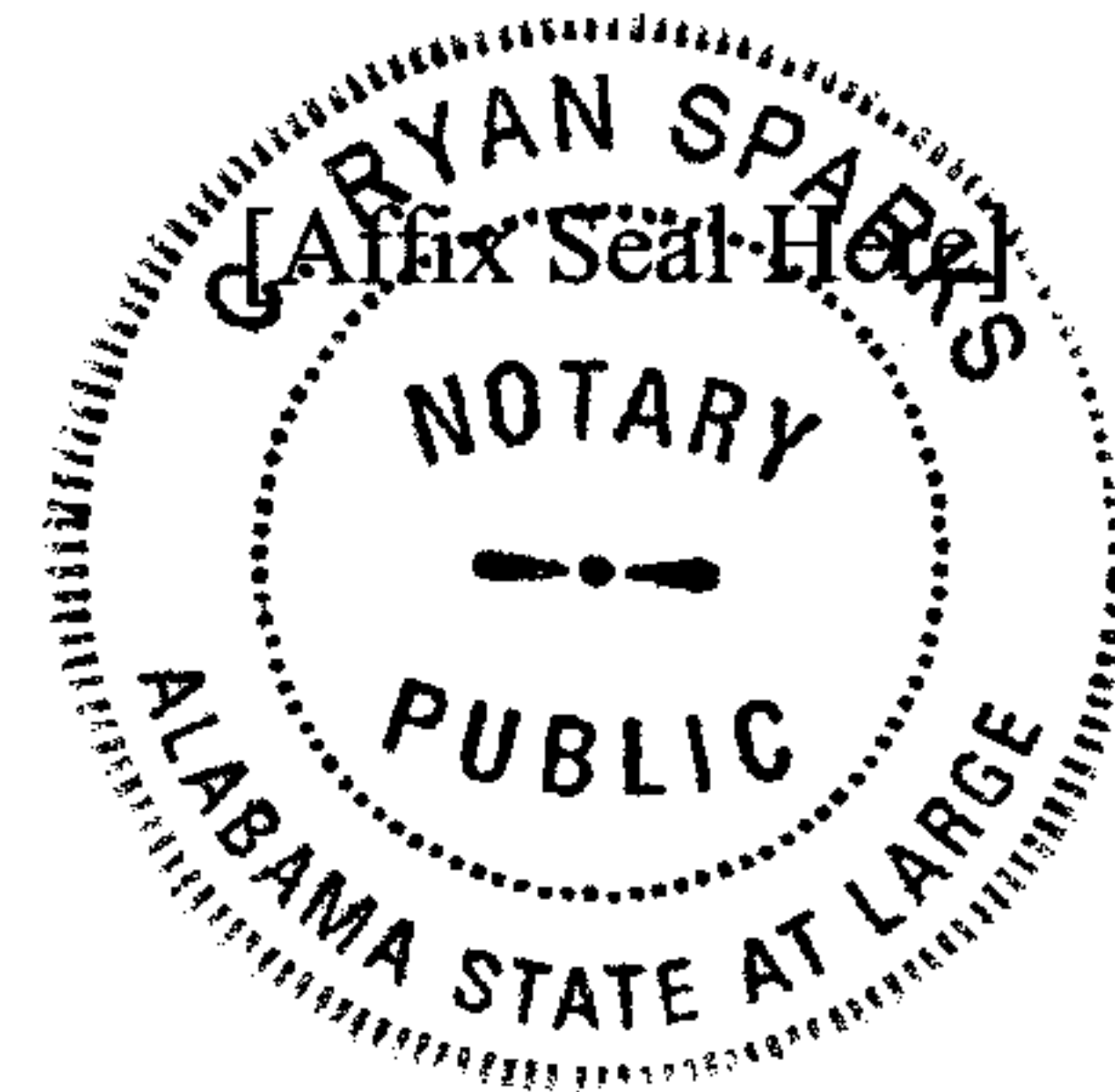
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Deborah L. Arnold, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Deborah L. Arnold executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019




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IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 22, 2017.

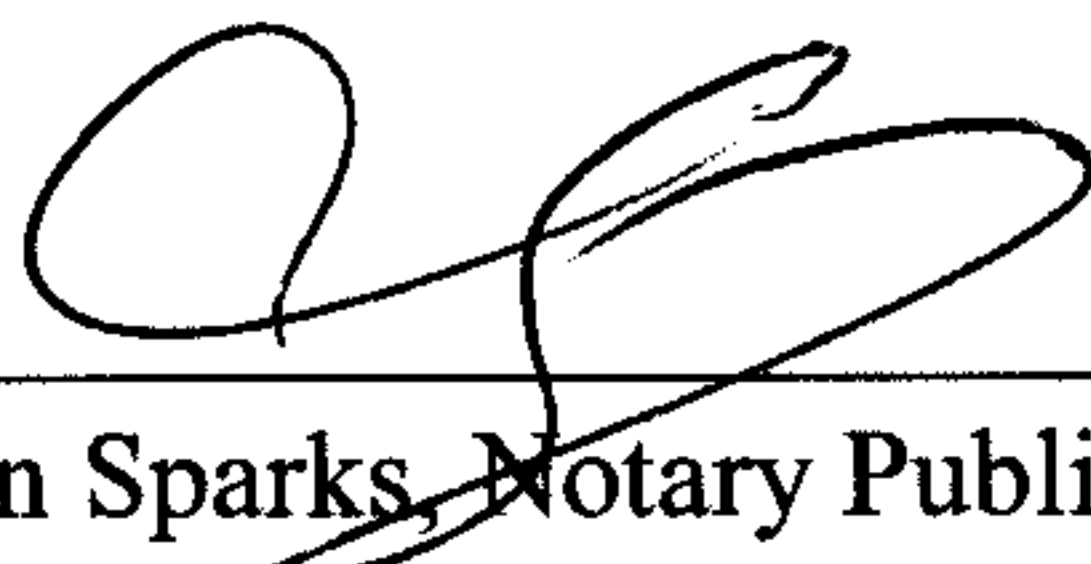
GRANTOR:


William Edward Menzel

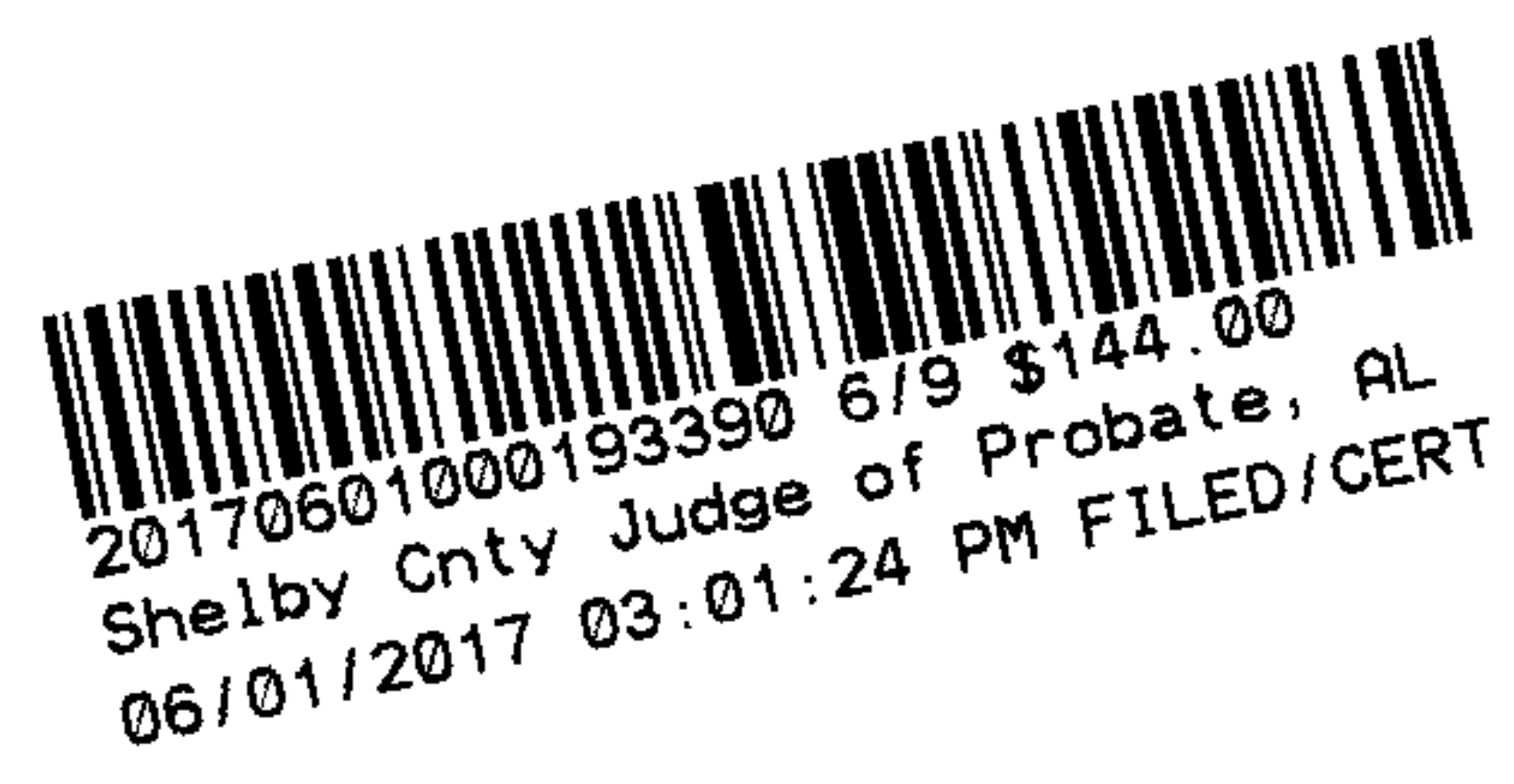
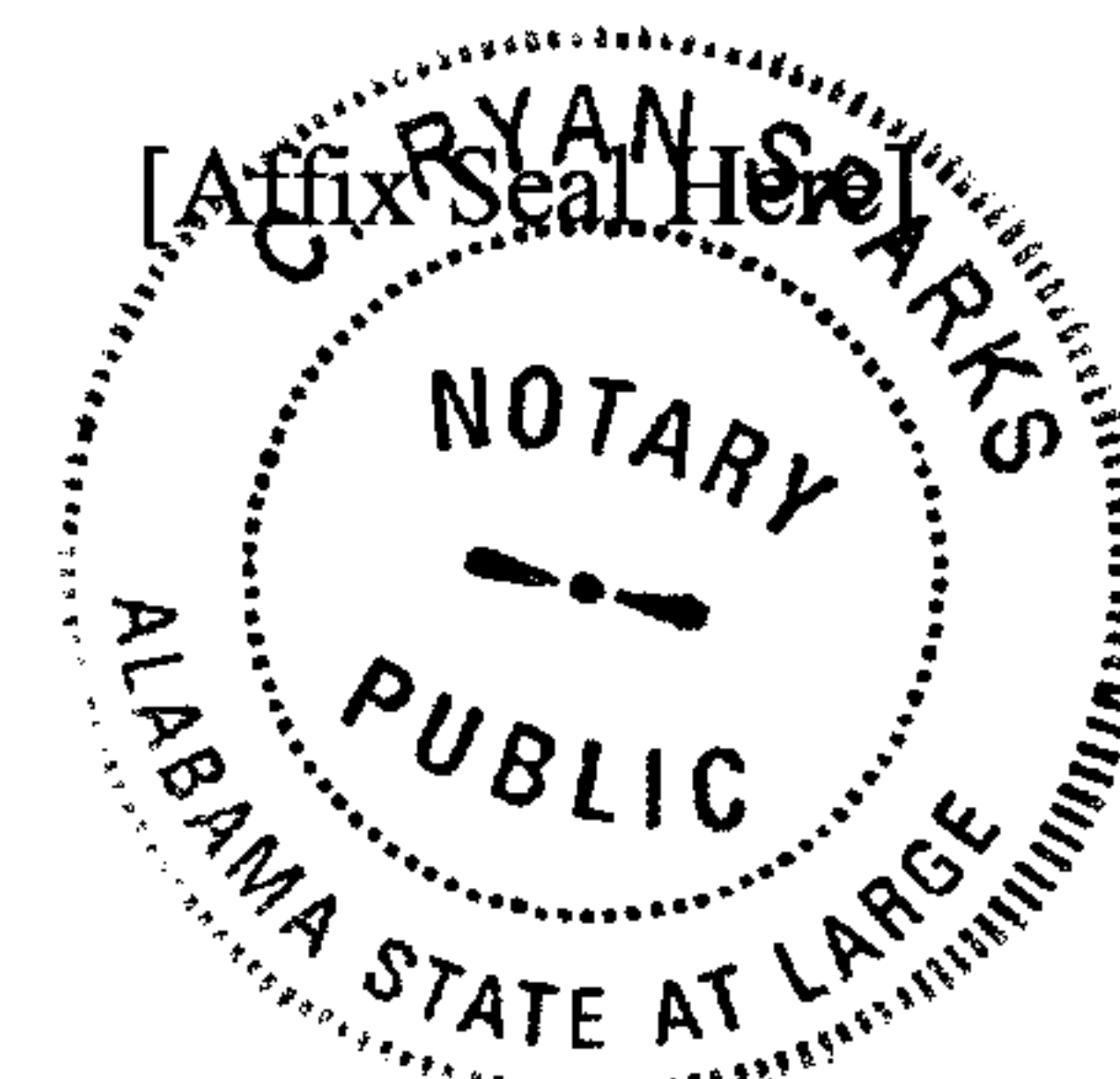
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that William Edward Menzel, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, William Edward Menzel executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 22, 2017.

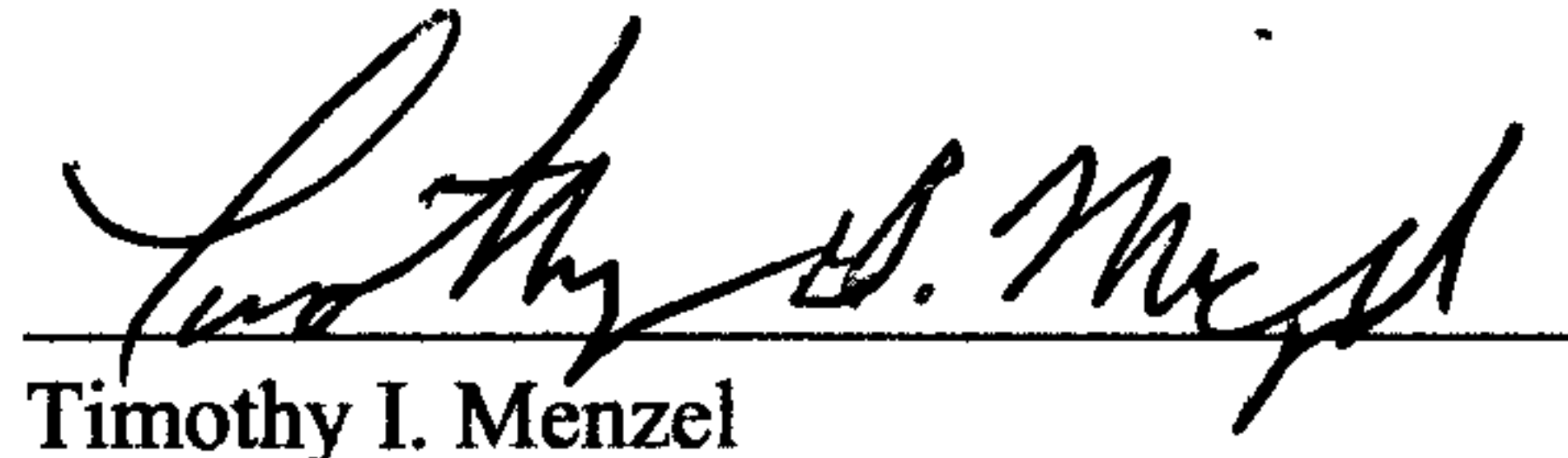

C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.

GRANTOR:

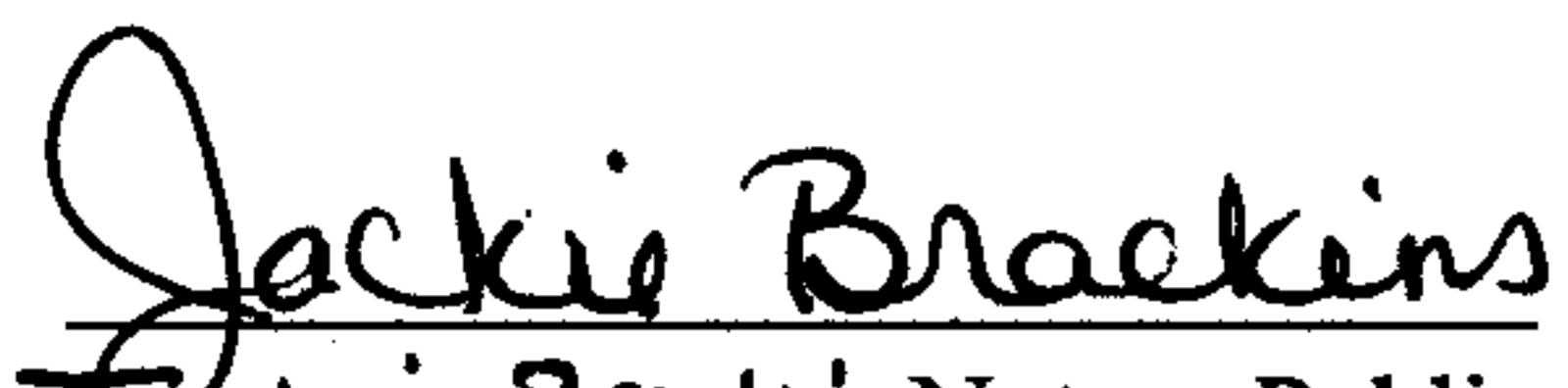


Timothy I. Menzel

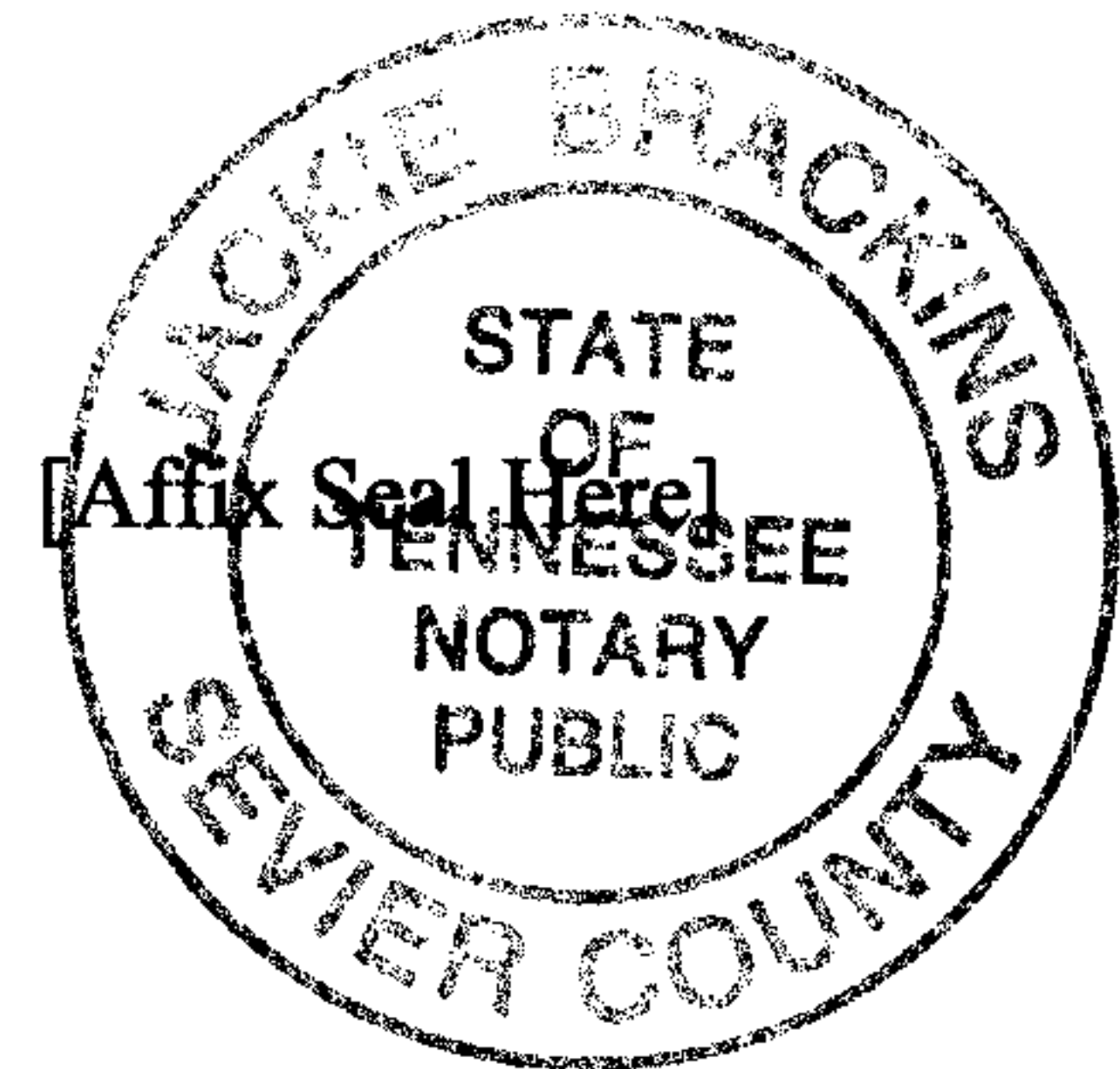
STATE OF Tennessee
COUNTY OF Sevier


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Timothy I. Menzel, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Timothy I. Menzel executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.



Jackie Brackins Notary Public
My Commission Expires: 03/31/2020




20170601000193390 7/9 \$144.00
Shelby Cnty Judge of Probate, AL
06/01/2017 03:01:24 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.

GRANTOR:

Kimberly I. Bramlett
Kimberly I. Bramlett

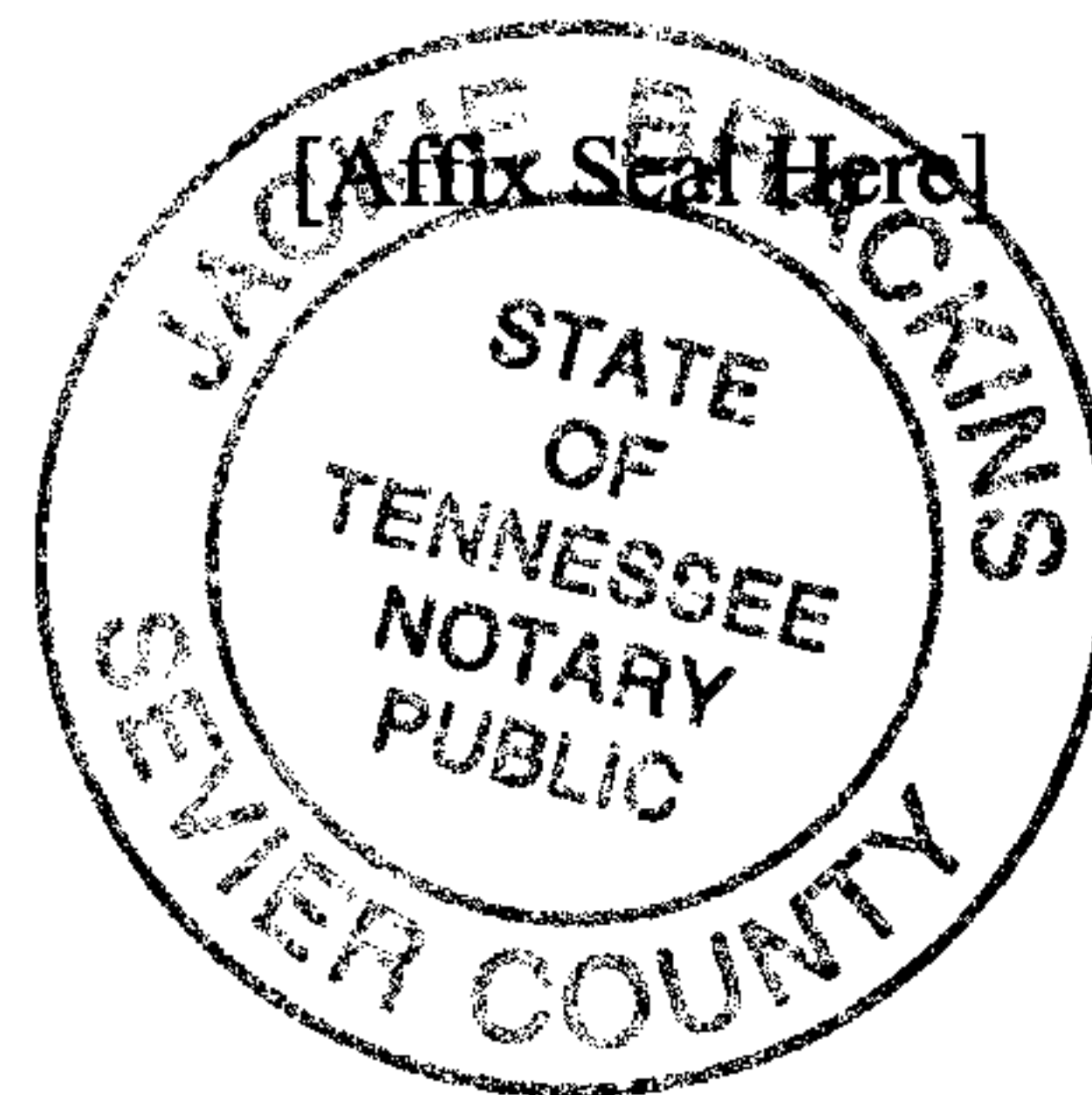
STATE OF Tennessee
COUNTY OF Sevier

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Kimberly I. Bramlett, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Kimberly I. Bramlett executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 24, 2017.

Jackie Brackins
Jackie Brackins -, Notary Public

My Commission Expires: 03/31/2020



20170601000193390 8/9 \$144.00
Shelby Cnty Judge of Probate, AL
06/01/2017 03:01:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Heirs At Law of
Mailing Address Willie Lagle
6097 Terrace Hills Drive
Birmingham, Alabama 35242

Grantee's Name James Weldon
Mailing Address Zhaohui Quin
6097 Terrace Hills Drive
Birmingham, Alabama 35242

Property Address 6097 Terrace Hills Drive
Birmingham, Alabama 35242

Date of Sale 5/25/17
Total Purchase Price \$ 254,000.00
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 - 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 5/25/17

Print C. Ryan Sparks

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170601000193390 9/9 \$144.00
Shelby Cnty Judge of Probate, AL
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