

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Yaling Zhou
812 Creekview Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Hundred Fifty Six Thousand and No/100 Dollars (\$156,000.00)**, to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Matthew T. Bartlett, Chelsey Bartlett, Husband and Wife and Margaret N. Bartlett, an unmarried woman** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Yaling Zhou**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 14, Block 7, according to the Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$124,800.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this _____ day of July, 2017.

Matthew T. Bartlett (SEAL)
Matthew T. Bartlett

Chelsey Bartlett by Matthew T. Bartlett (SEAL)
Chelsey Bartlett *as Attorney-in-Fact*
By: Matthew T. Bartlett, as Attorney-
In Fact

Margarett N. Bartlett by Matthew T. Bartlett (SEAL)
Margarett N. Bartlett *Attorney-in-Fact*
By: Matthew T. Bartlett, as Attorney-
In Fact

STATE OF ALABAMA)

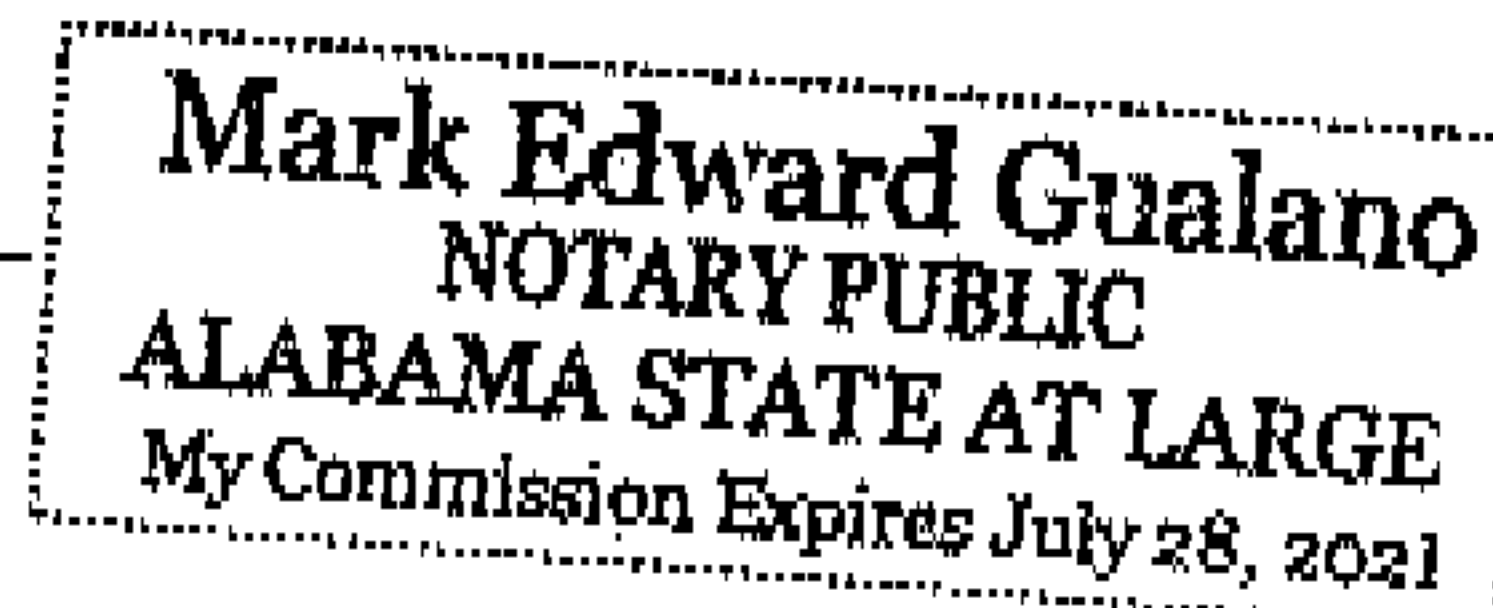
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew T. Bartlett**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2017.

Mark Edward Gualano
Notary Public

My commission expires: 7/28/21



STATE OF ALABAMA)

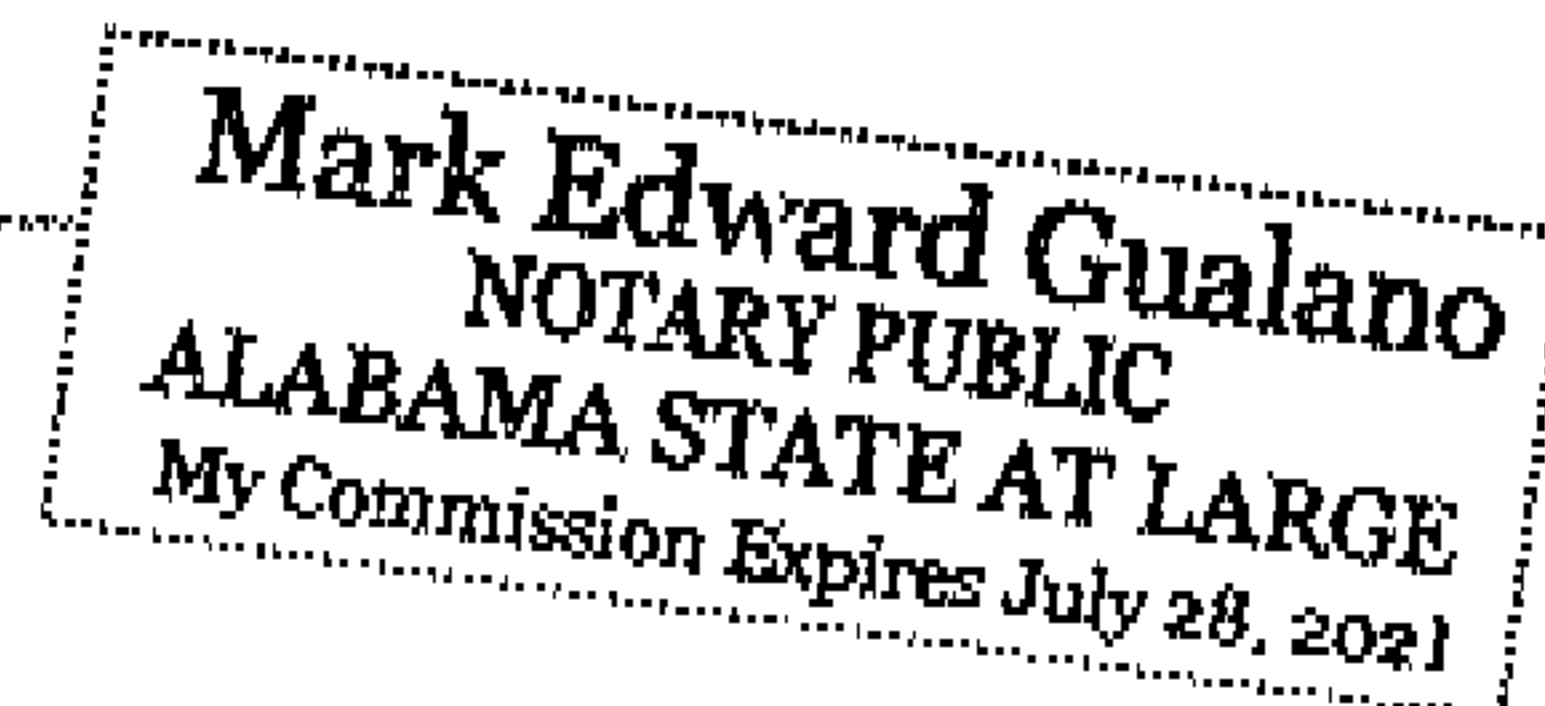
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Matthew T. Bartlett**, whose name as Attorney in Fact, for **Chelsey Bartlett** and **Margarett N. Bartlett** 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, he as such Attorney in Fact and with full authority, executed the same voluntarily for and as the act of said **Chelsey Bartlett** and **Margarett N. Bartlett**.

Given under my hand and official seal this 31st day of July, 2017.

Mark Edward Gualano
Notary Public

My commission expires: 7/28/21



Real Estate Sales Validation Form

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

Grantor's Name	Matthew T. Bartlett Chelsey Bartlett Margarett N. Bartlett	Grantee's Name	Yaling Zhou
Mailing Address	_____	Mailing Address	318 Woodmere Creek Lane Birmingham, AL 35226-3565
Property Address	812 Creekview Dr. Pelham, AL 35124	Date of Sale	July 31, 2017
		Total Purchase Price	\$156,000.00
		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	_____ Appraisal
_____ Sales Contract	_____ Other
_____ 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 _____

Print Yaling Zhou

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2017 03:57:51 PM
\$52.50 CHERRY
20170801000277000