

Return to:  
American Home Title  
4501 Charlotte Park Dr.  
Suite 120  
Charlotte, NC 28217

Order Number: AHTL-  
170634796AL

Prepared By:  
Bill W. Pemerton

WARRANTY DEED

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

Send Future Tax Notices to:  
4544 Eagle Point Drive  
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Hundred Thousand Dollars (\$300,000.00) and other valuable consideration, to the undersigned Grantors, **WEI WEI JAMES KUNG**, a married man, joined by his spouse **JUN CHENG**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell and convey unto **JULIA W. BOYD** and **CHARLES W. BOYD**, wife and husband, herein referred to as Grantee, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20060419000183680.

Parcel ID Number: 093080003011000

Commonly Known As: 4544 Eagle Point Drive, Birmingham, AL 35242

Fair Market Value: \$ 328,300<sup>±</sup>

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants with rights of survivorship, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to


sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.


The scrivener makes no warranties, nor does he express an opinion, as to the Grantors' title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by American Home Title, LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets their signatures and seals, this the 28<sup>TH</sup> day of JULY, 2017.

GRANTORS:

  
WEI WEI JAMES KUNG

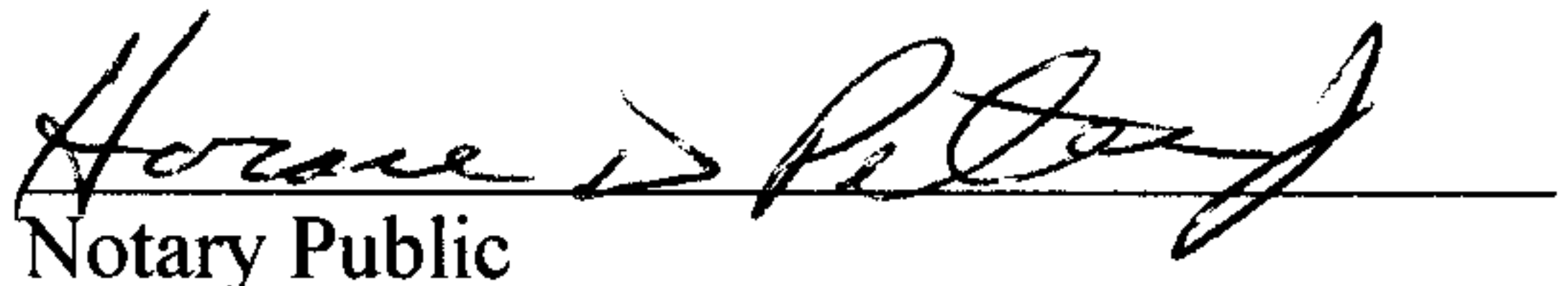
  
JUN CHENG

STATE OF ALABAMA )  
COUNTY OF STEELE )

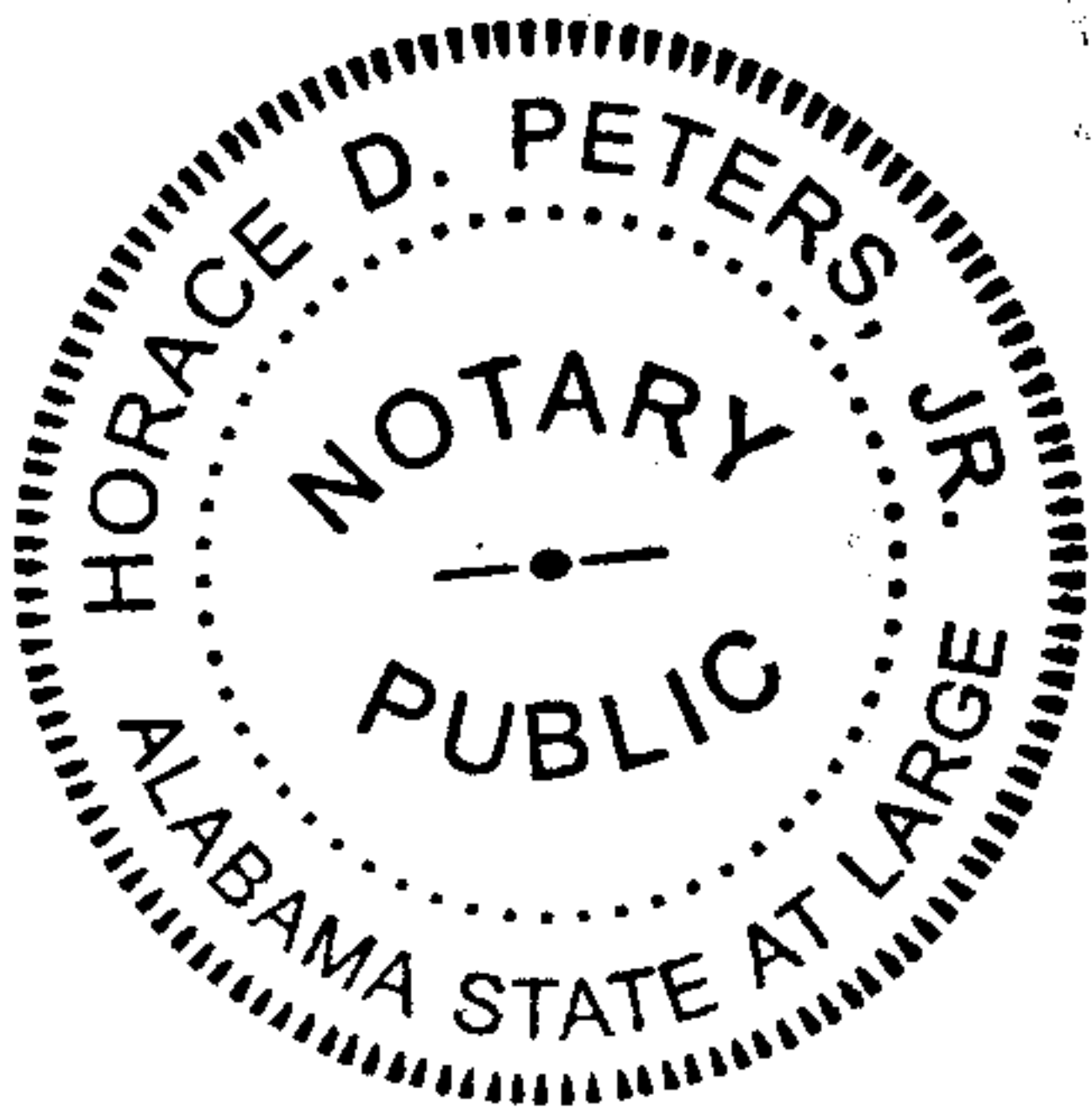
I, HORACE D. PETERS JR., a Notary Public for the State of ALABAMA, do hereby certify that **WEI WEI JAMES KUNG** and **JUN CHENG**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 28<sup>TH</sup> day of JULY, 2017.

(NOTARY SEAL)

  
Notary Public  
My commission expires: 08/03/2019

This instrument was prepared by:  
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)  
735 Broad Street, Suite 306  
Chattanooga, TN 37402



# Real Estate Sales Validation Form

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

Grantor's Name Wei Wei James King, Jun Cheng Grantee's Name Nia W. Charles W. Boyd  
Mailing Address 4544 Eagle Point Dr. Mailing Address 4544 Eagle Point Dr.  
Birmingham, AL 35242 Birmingham, AL 35242

Property Address 4544 Eagle Point Dr. Date of Sale 07-28-17  
Birmingham, AL 35242 Total Purchase Price \$ 300,000.00  
or  
Actual Value \$ 0.00  
20170803000279990 08/03/2017 09:10:43 AM DEEDS 3/3 or  
Assessor's Market Value \$ 328,300.00

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 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 08-03-17

Print Trelana Quick

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/03/2017 09:10:43 AM  
S321.00 CHERRY  
20170803000279990

*James W. Fuhrmeister*