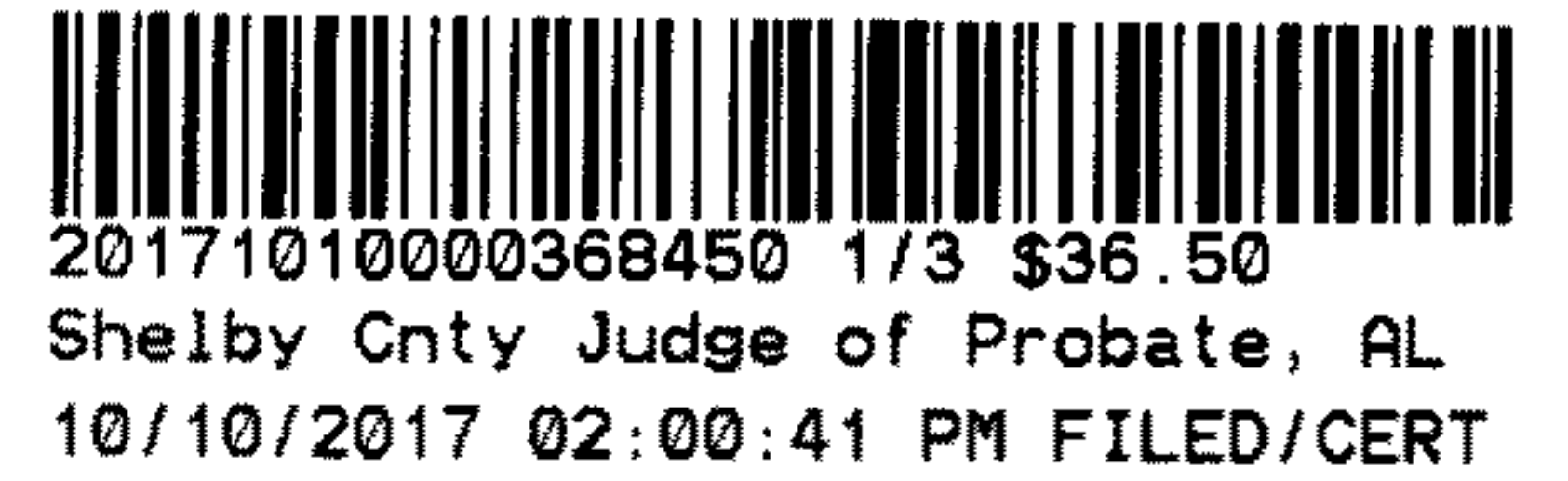


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James Posey and Jessica Arevalo
1508 Bridgewater Lane
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seven Thousand and No/100 Dollars (\$307,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Yuanxun Fu and Bi Luo, husband and wife** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Posey and Jessica Arevalo**, (hereinafter 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 51A, according to the Final Record Plat of Resurvey of Lots 44 thru 51, Bridgewater Park, as recorded in Map Book 37, Page 9, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$291,650.00 of the consideration was paid from the proceeds of a mortgage loan.

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 and upon the death of either of them, then to the survivor 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 GRANTEES, and with GRANTEES' 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 10/10/2017
State of Alabama
Deed Tax: \$15.50

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this 28th day of July, 2017

X [Signature]
Yuanxun Fu

X [Signature]
Bi Luo

✓ THE STATE OF California }
SANTA CLARA
COUNTY.

I, the undersigned, RON K Ikebe, a Notary Public, in and for said State CALIFORNIA, hereby certify that Yuanxun Fu and Bi Luo Married to each other whose names is are signed to the foregoing conveyance, and who is are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2017.

✓ Ron K Ikebe
Notary Public



MR-BR-10021-10678

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

20171010000368450 2/3 \$36.50
Shelby Cnty Judge of Probate, AL
10/10/2017 02:00:41 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 Yuanxun Fu and Bi Luo Grantee's Name James Posey and Jessica Arevalo
Mailing Address 170 Pasito Ter, Apt 824 Sunnyvale, CA 94086 Mailing Address 1508 Bridgewater Lane Hoover, AL 35244
Property Address 1508 Bridgewater Lane Hoover, AL 35244 Date of Sale September 22, 2017
Total Purchase Price \$ 307,000.00
Actual Value \$
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
X 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.

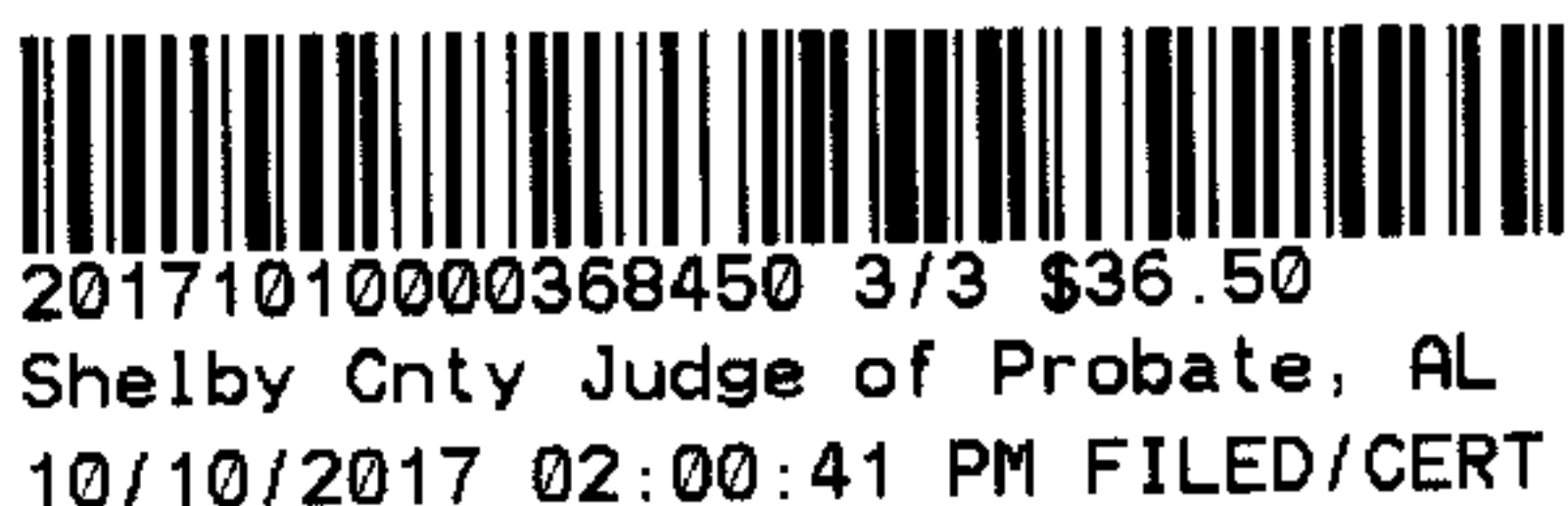
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Settlement Date Unattested
Print X Grant Veliz, Morra le Res Agent
Sign X (Grantor/Grantee/Owner/Agent) circle one



CLAYTON T. SWEENEY, ATTORNEY AT LAW