

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Ellen M. Keene and Emily Marie Gould
9101 Brookline Ln
Helena, AL 35080

WARRANTY DEED

20180213000046480

02/13/2018 09:51:58 AM

DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-Six Thousand And No/100 Dollars (\$126,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Chiao Pu Chang, unmarried, and Wen Hui Ho Chang, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ellen M. Keene and Emily Marie Gould (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 86, according to the Map and Survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

The property herein conveyed does not constitute the homestead of the Grantor nor that of her spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

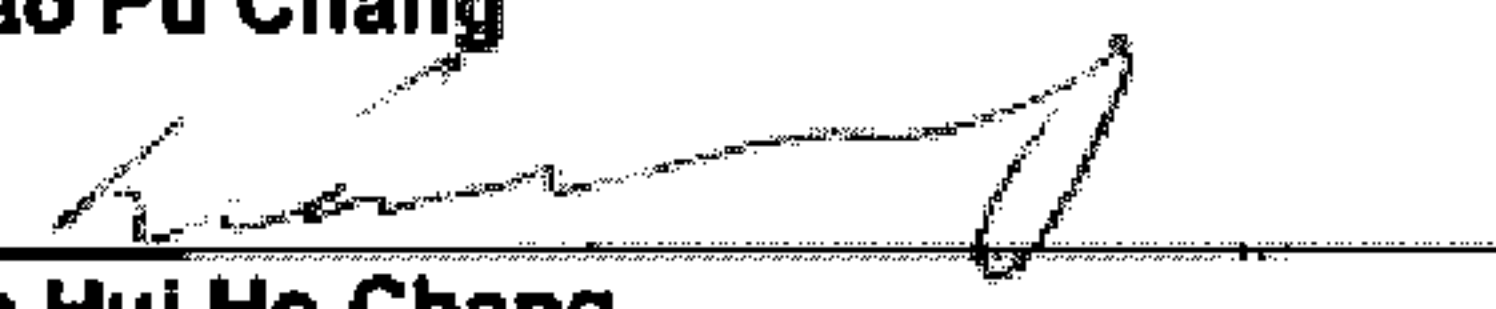
Subject to a third party mortgage in the amount of \$123,717.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 9th day of February, 2018.

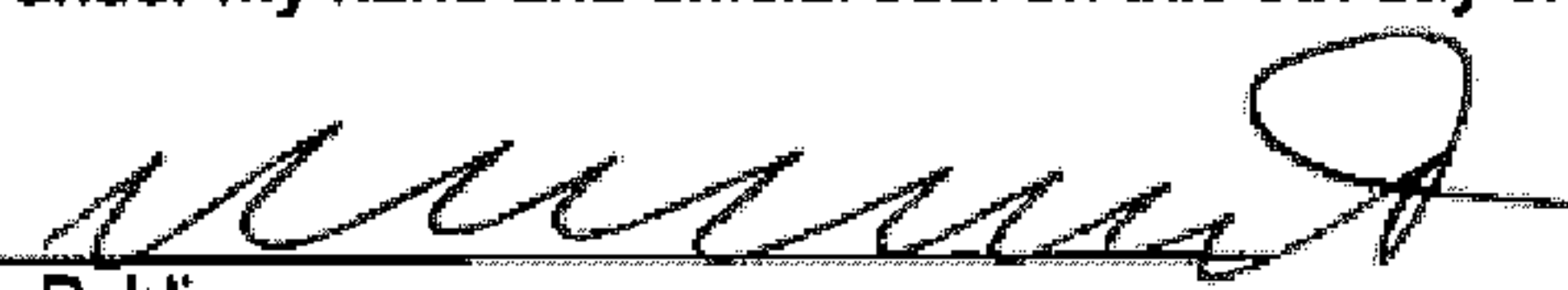

Chiao Pu Chang


Wen Hui Ho Chang

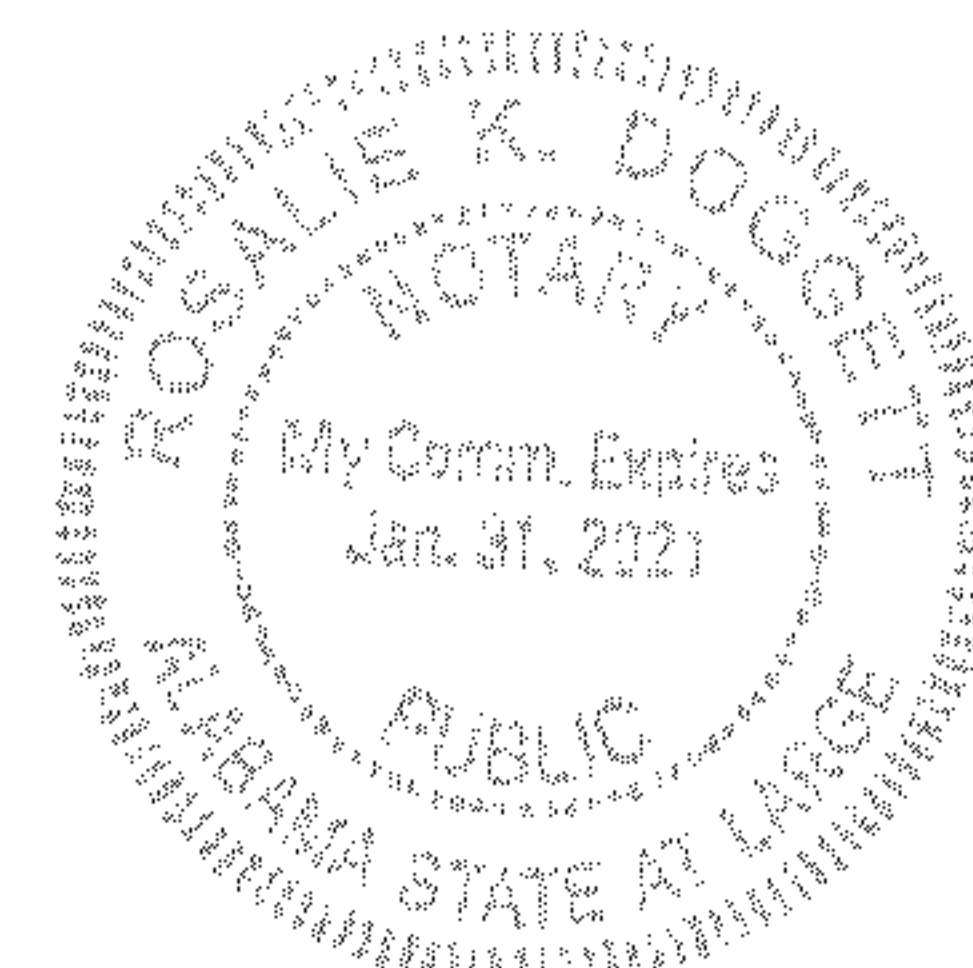
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Chiao Pu Chang and Wen Hui Ho Chang whose name(s) 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 on this 9th day of February, 2018.


Notary Public
My commission expires:

FILE NO.: TS-1702739



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Chiao Pu Chang and Wen Hui Ho Chang Grantee's Name Ellen M. Keene and Emily Marie Gould
Mailing Address 9101 Brookline Ln Helena, AL 35080 Mailing Address 7010 Rime Village E Hoover, AL 35216

Property Address 9101 Brookline Ln Helena, AL 35080 Date of Sale February 9, 2018
Total Purchase Price \$126,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20180213000046480 02/13/2018 09:51:58 AM DEEDS 2/2

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 - Chiao Pu Chang and Wen Hui Ho Chang, 9101 Brookline Ln, Helena, AL 35080.

Grantee's name and mailing address - Ellen M. Keene and Emily Marie Gould, 7010 Rime Village E, Hoover, AL 35216.

Property address - 9101 Brookline Ln, Helena, AL 35080

Date of Sale - February 9, 2018.

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: February 9, 2018

Sign _____

Agent

Validation Form

TS-1702739



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/13/2018 09:51:58 AM
\$20.50 CHERRY
20180213000046480

[Handwritten signature]