



20180705000239260 1/4 \$164.00
Shelby Cnty Judge of Probate, AL
07/05/2018 12:03:32 PM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, William Andrew Davis and Dawn Marie Davis husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Panrong Xiao and Luwei Zeng, for and during their jointlives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion,

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S)

Panrong Xiao and Luwei Zeng his/her/their heirs and assigns FOREVER, as joint tenants with rights of survivorship.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$450,000.00 of the consideration was paid from the proceeds of a mortgage loan. recorded simultaneously herewith.

Shelby County, AL 07/05/2018
State of Alabama
Deed Tax:\$140.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this
31st day of May 20 18.

x William Andrew Davis
William Andrew Davis

x Dawn Marie Davis
Dawn Marie Davis

✓ THE STATE OF Texas }
Travis
COUNTY.

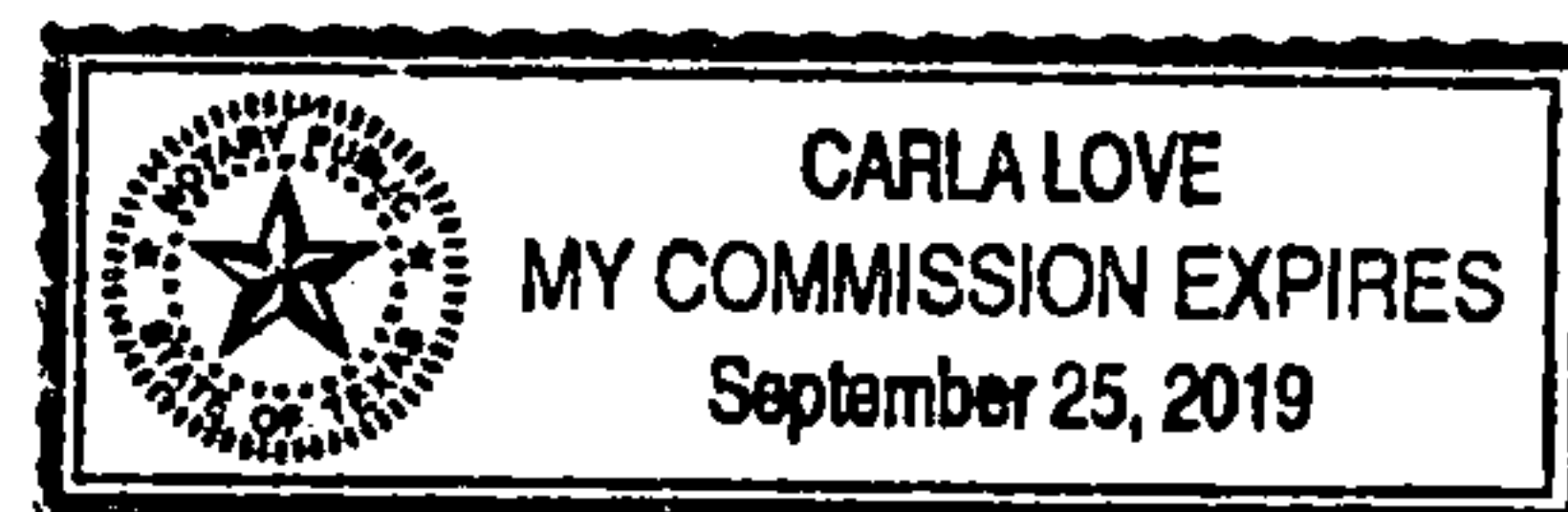
I, the undersigned, Carla Love, a Notary Public, in and for said State
Texas, hereby certify that William Andrew Davis and Dawn Marie Davis husband
and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me
acknowledged before me on this day that, being informed of the 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 31st day of May, 20 18

✓ Carla Love
Notary Public

MR-CG-218637

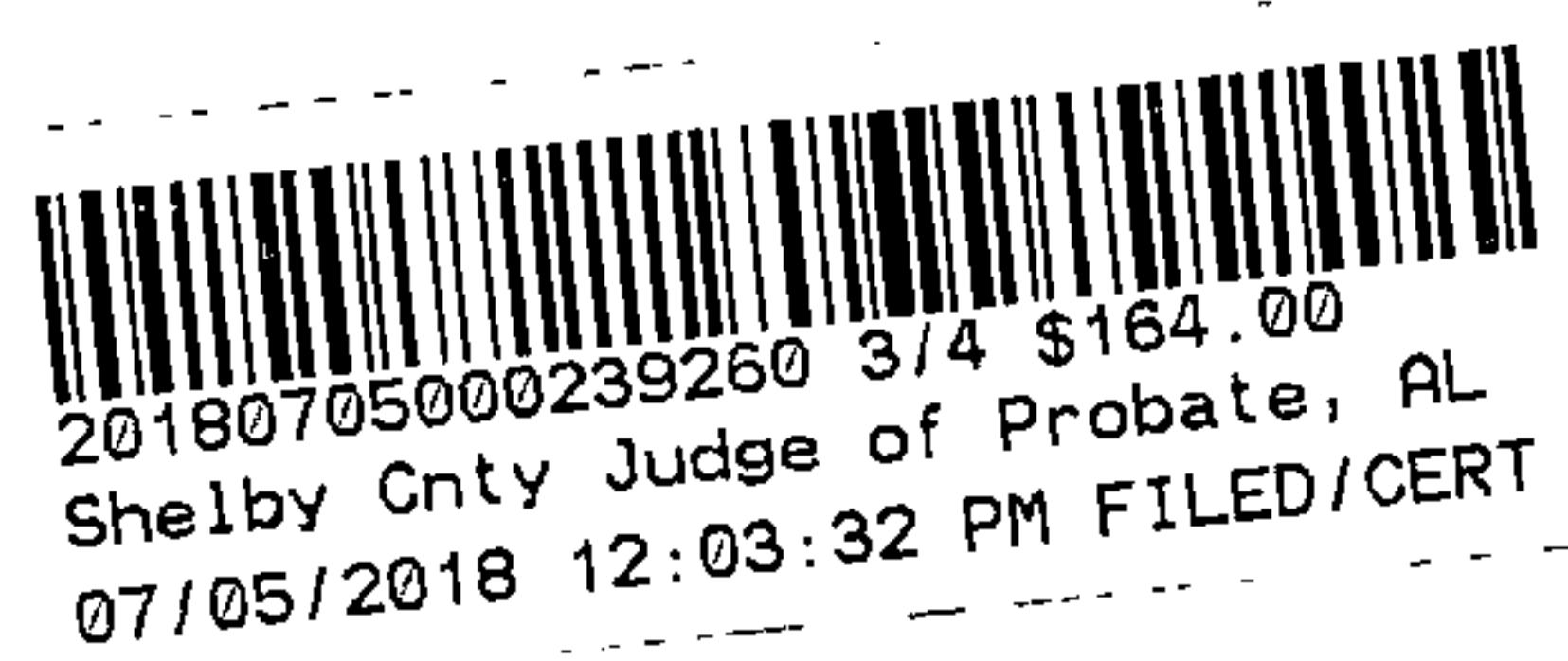
This instrument was prepared by:
Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, IL 60137



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EXHIBIT A
LEGAL DESCRIPTION

Lot 22, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1A & 1B,
in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	William Andrew Davis and Dawn Marie Davis	Grantee's Name	Panrong Xiao and Luwei Zeng
Mailing Address	<u>X 1900 SIMOND AVE, APT 2063</u> <u>X AUSTIN, TX 78723</u>	Mailing Address	<u>204 Biltmore Circle</u> <u>Birmingham, AL 35242</u>
Property Address	<u>204 Biltmore Circle</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>June 28, 2018</u>
		Total Purchase Price	<u>\$ 590,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	<u>Settlement Date</u>	Print	<u>X WILLIAM ANDREW DAVIS</u>
	<u>Unattested</u>	Sign	<u>X [Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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