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12/11/2018 08:56:26 AM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:  
Arthur Andrew Jenkins, Esq.  
Gatehouse Law, LLC  
2119 3rd Ave North, Ste 201  
Birmingham, AL 35203  
(205) 208-9595

Send Tax Notice to:  
Rong Zhang Weng and Jin Hua Chen  
173 Southledge  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars (\$495,000.00) and other good and valuable consideration to the undersigned Grantor, John T. Stallworth and Josephine Stallworth, Trustees of John T. Stallworth and Josephine Stallworth, Trustees or their successors In Trust, under The Stallworth Living Trust, dated November 25, 2008 and any amendments thereto dated November 25, 2008, (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Rong Zhang Weng and Jin Hua Chen, husband and wife, joint with right of survivorship (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1825, according to the Map of Highland Lakes, 18th Sector, Phase II, an Eddleman Community, as recorded in Map Book 30, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II recorded as Instrument No. 20021125000589270 in the Probate Office of Shelby County, Alabama.

More commonly known as: 173 Southledge, Birmingham, AL, 35242 (Shelby County)

Subject to:

1. Taxes for the year 2019 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.

The above-described property is the homestead of record of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 10th day of December, 2018

John T. Stallworth and Josephine Stallworth, Trustees or their successors In Trust,  
under The Stallworth Living Trust, dated November 25, 2008 and any amendments  
thereto

By: *John T. Stallworth*  
John T. Stallworth, Trustee

By: *Josephine Stallworth*  
Josephine Stallworth, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John T. Stallworth and Josephine Stallworth, Trustees of John T. Stallworth and Josephine Stallworth, Trustees or their successors In Trust, under The Stallworth Living Trust, dated November 25, 2008 and any amendments thereto 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 the conveyance, they, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2018.

*Quamari E. Shender*  
Notary Public  
My Commission Expires: 8/14/2022



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: John T. Stallworth and Josephine Stallworth, Trustees of John T. Stallworth and Josephine Stallworth, Trustees or their successors In Trust, under The Stallworth Living Trust, dated November 25, 2008 and any amendments thereto	Grantee's Name: Rong Zhang Weng and Jin Hua Chen
Mailing Address: <u>1804 Lemon Mint Cir</u> <u>Hoover, AL 35244</u>	Mailing Address: 173 Southledge, Birmingham, AL 35242
Date of Sale: December 10, 2018	Total Purchase Price: 495,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2018 08:56:26 AM  
\$118.00 CHERRY  
20181211000430650

*Alex S. Bayl*