

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Lingyun Wang and Lingling Wang
205 Crest Lake Drive
Hoover, AL 35244

WARRANTY DEED

20191010000374630

10/10/2019 01:51:04 PM

DEEDS 1/3

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty-Three Thousand And No/100 Dollars (\$243,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, R. Howell Scott, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lingyun Wang and Lingling Wang (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 55, Block 2, according to the Survey of Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

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 \$70,000.00 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 Oct, 20 19.

R. Howell Scott by Adrian Albert Ellison to H/S
R. Howell Scott by Adrian Albert Ellison, his attorney in fact
ATTORNEY IN FACT

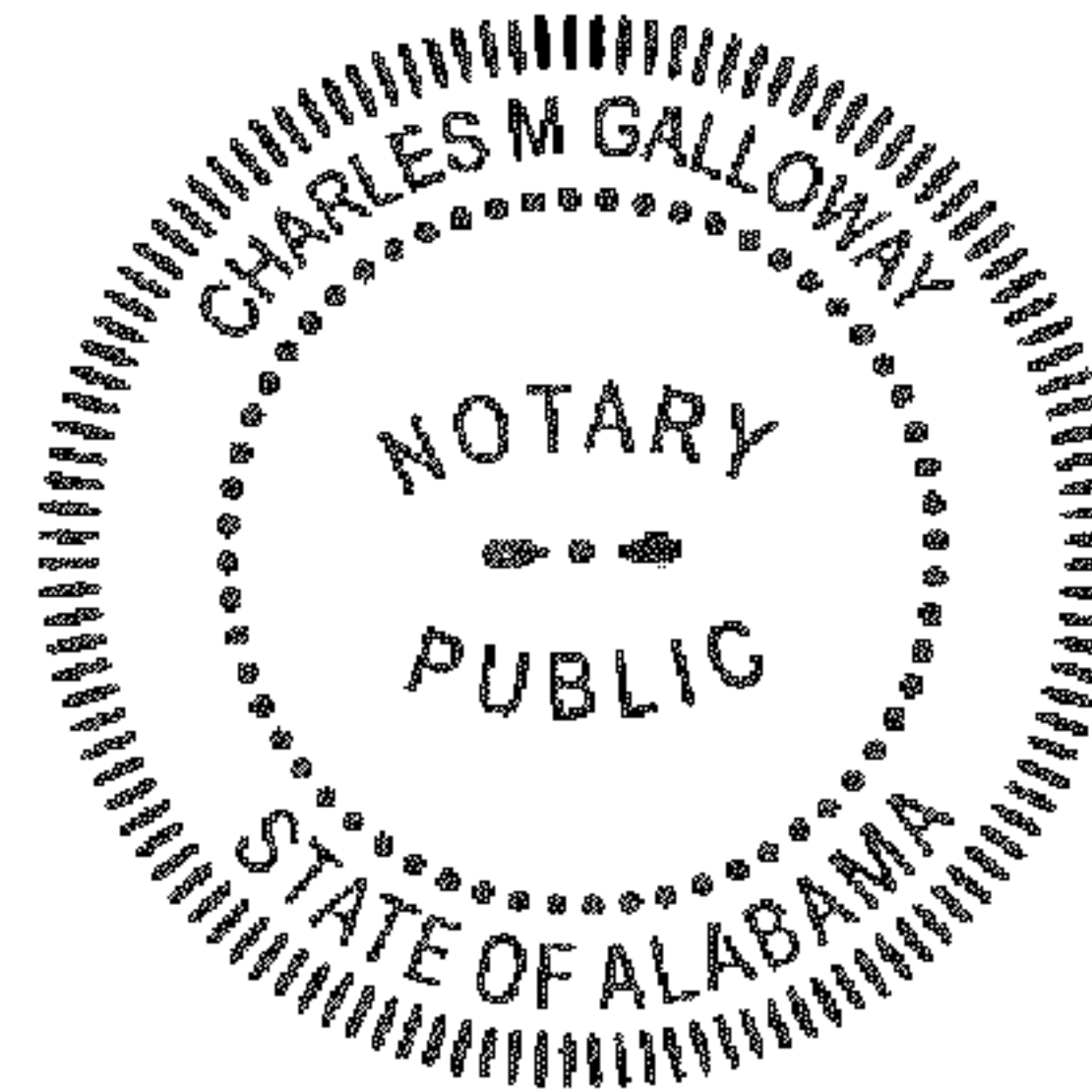
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adrian Albert Ellison whose name as Attorney in Fact for R. Howell Scott is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on Oct day of 19.

Notary Public
My commission expires:

8-7-2022



20191010000374630 10/10/2019 01:51:04 PM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name R. Howell Scott

Grantee's Name Lingyun Wang and Lingling Wang

Mailing Address 725 7th Way
Pleasant Grove, AL 35127Mailing Address 1320 11th AVE S, Apt 1
Birmingham, AL 35205Property Address 205 Crest Lake Drive
Hoover, AL 35244Date of Sale October 9, 2019
Total Purchase Price \$243,000.00

or

Actual Value \$

or

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:☒ Closing StatementIf 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 - R. Howell Scott, 725 7th Way, Pleasant Grove, AL 35127.

Grantee's name and mailing address - Lingyun Wang and Lingling Wang, 1320 11th AVE S, Apt 1, Birmingham,
AL 35205.

Property address - 205 Crest Lake Drive, Hoover, AL 35244

Date of Sale - October 9, 2019.

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 with 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: October 9, 2019

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/10/2019 01:51:04 PM
 \$201.00 CHERRY
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