

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2019-419

Send Tax Notice To:  
LUNING WANG and SHUOQING YAN  
7933 Wynwood Lane  
Helena, AL 35080

**JOINT SURVIVORSHIP DEED**

20191126000439160  
11/26/2019 09:26:23 AM  
DEEDS 1/3

**STATE OF ALABAMA     )**  
**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration ONE HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$148,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **BRIAN WILBANKS and ANNA WILBANKS, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **LUNING WANG and SHUOQING YAN**, (hereinafter referred to as GRANTEEES), 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 215, according to the Survey of Wyndham Wilkerson Sector - Phase II as recorded in Map Book 23, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$111,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEEES, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES and with GRANTEEES' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 22nd day of November, 2019.

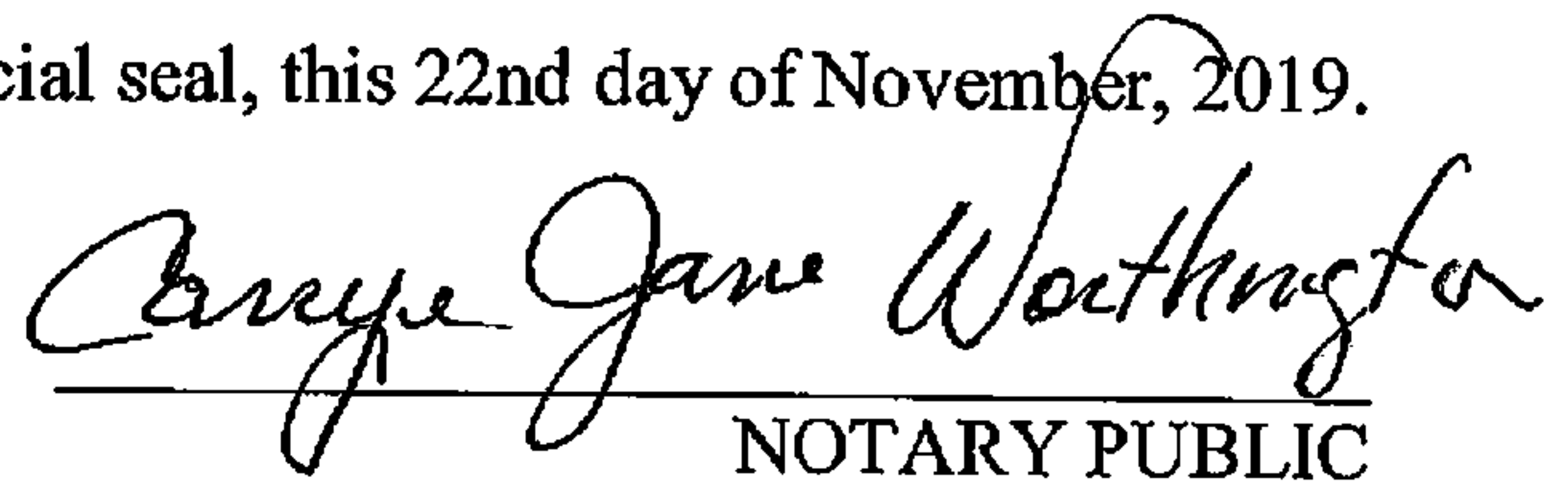
  
\_\_\_\_\_  
**BRIAN WILBANKS**

  
\_\_\_\_\_  
**ANNA WILBANKS**

**STATE OF ALABAMA** )  
**COUNTY OF JEFFERSON** )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BRIAN WILBANKS and ANNA WILBANKS**, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of November, 2019.

  
\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: 3-21-22



## Real Estate Sales Validation Form

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

Grantor's Name Brian Willbanks  
 Mailing Address Anna Willbanks  
7933 WYNWOOD LN.  
Helena AL 35080

Grantee's Name Luning Wang  
 Mailing Address Shuoging Yang  
7933 WYNWOOD LN  
Helena, AL 35080

Property Address 7933 WYNWOOD LN.  
Helena AL 35080

Date of Sale 11.22.19  
 Total Purchase Price \$ 148,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11.22.19

Print Jamie Johnson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/26/2019 09:26:23 AM  
 \$65.00 CHARITY  
 20191126000439160

*Allen S. Byrd*

**Form RT-1**