20200305000088670 03/05/2020 03:32:38 PM CORDEED 1/3

> 201912110000458060 12/11/2019 02:12:26 PM DEEDS 1/3

The purpose of this deed is to add both lots

WARRANTY DEED

STATE OF ALABAMA County of Shelby Send Tax Notice To: Yi Guan 1260 Armacost Ave Apt 204 Los Angeles Ca 90025

Know all men by these presents:

That in consideration of One Hundred Thirty Two Thousand One Hundred and No/100 Dollars (\$132,,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, <u>Maximino Garcia, a married person</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: <u>Yi Guan</u> (herein referred to as grantee, whether one or more), the following described real estate, situated in <u>Jefferson</u> County, Alabama, to-wit:

Lot 1, according to the Survey of Mizells Subdivision, as recorded in Map Book 30, Page 5, in the Probate Office of Shelby County, Alabama.

Lot 2, according to the Map of Mizell's Subdivision, a Resurvey of Lot "F" Pates Subdivision, as recorded in Map Book 30, page 5, in the Probate Office of Shelby County, Alabama

\$105,680.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

20200305000088670 03/05/2020 03:32:38 PM CORDEED 2/3

20191211000458060 12/11/2019 02:12:26 PM DEEDS 2/3

IN WITNESS WHEREOF I/We have hereunto set my/our	hand(s) and seal(s), this 27th day of
November, 2019	2 Comment
	Maximino Garcia

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that <u>Maximino Garcia</u> 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2019.

JERRIAY LES PARKER

My Commission le pires

January 23, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

20191211000458060 12/11/2019 02:12:26 PM DEEDS 3/3

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

Grantor's Name Mailing	Maximino Garcia	Grantee's Name	Yi Guan
Address	931 2 nd Ave SW		1260 Armacost Ave Ap
			204
	Alabaster AL 35007	_ 	Los Angeles Ca 90025
	on a mid a company	Date of Sale	November 27, 2019
Property Address	931 2 nd Ave Sw	<u>-</u>	
vi saisa	Alabaster AL 35007 Filed and Recorded	Total Purchase Price Or	\$132,100.00
	Official Public Records Judge of Probate, Shelby County Alabama, County Clerk	Actual Value	\$
	Shelby County, AL 03/05/2020 03:32:38 PM	Or	
ABAN	\$29.00 CHARITY 20200305000088670	Assessor's Market Value	<u> </u>
x Clos	s Contract sing Statement veyance document presented for recordat of required.	Other to Other to tion contains all of the required inform	ation referenced above, the filing of
	· · · · · · · · · · · · · · · · · · ·	Instructions	
TARAMINE S		Haire of the person of bergons control	mb uttotoot to broberty and mon our
mailing ac			
mailing ac Grantee's	ddress.	name of the person or persons to who	
mailing ad Grantee's Property a	ddress. name and mailing address - provide the	name of the person or persons to who erty being conveyed, if available.	
mailing ac Grantee's Property a Date of Sa Total pure	ddress. name and mailing address - provide the address - the physical address of the prop	name of the person or persons to who erty being conveyed, if available. operty was conveyed.	m interest to property is being conve
mailing ac Grantee's Property a Date of Sa Total purc instrument	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the properties price - the total amount paid for the toffered for record. Iue - if the property is not being sold, the at offered for record.	name of the person or persons to who berty being conveyed, if available. Sperty was conveyed. The purchase of the property, both real are true value of the property, both real are	m interest to property is being convent
Grantee's Property a Date of Sa Total pure instrument Actual valuation. If no proof yaluation.	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the properties price - the total amount paid for the toffered for record. Iue - if the property is not being sold, the at offered for record.	name of the person or persons to who berty being conveyed, if available. operty was conveyed. e purchase of the property, both real are true value of the property, both real are ced by an appraisal conducted by a lice and official charged with the responsible all official charged with the responsible and official charged	in interest to property is being convent and personal, being conveyed by the and personal, being conveyed by the ensed appraiser or the assessor's current arket value, excluding current use lity of valuing property for property
Grantee's Property a Date of Sa Total purce instrument Actual valiantrument market valiation, purposes I attest, tot understan	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the properties price - the total amount paid for the st offered for record. lue - if the property is not being sold, the st offered for record. This may be evident alue. of is provided and the value must be determined by the local content of the property as determined by the local content of the property and the property as determined by the local content of the property and the property as determined by the local content of the property and the property as determined by the local content of the property and the property as determined by the local content of the property and the property as determined by the local content of the property and the property and the property as determined by the lo	name of the person or persons to who perty being conveyed, if available. operty was conveyed. e purchase of the property, both real are true value of the property, both real are ced by an appraisal conducted by a licenship and official charged with the responsibility at the information contained in this do not a series of the property.	in interest to property is being converted by the and personal, being conveyed by the ensed appraiser or the assessor's current use lity of valuing property for property 975 § 40-22-1 (h).
Grantee's Property a Date of Sa Total purce instrument Market valuation, purposes I attest, to understant Alabama Date:	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the properties price - the total amount paid for the st offered for record. Ilue - if the property is not being sold, the st offered for record. This may be evident alue. If is provided and the value must be determined by the local will be used and the taxpayer will be pended that any false statements claimed on the 1975 § 40-22-1 (h). November 27 2019	name of the person or persons to who perty being conveyed, if available. Operty was conveyed. The purchase of the property, both real are true value of the property, both real are ced by an appraisal conducted by a lice remined, the current estimate of fair may cal official charged with the responsible halized pursuant to Code of Alabama 1 at the information contained in this do his form may result in the imposition of the Print: Maximino and the imposition of the person of the property of the property of the property of the property.	and personal, being conveyed by the and personal, being conveyed by the ensed appraiser or the assessor's current use lity of valuing property for property 975 § 40-22-1 (h). Cument is true and accurate. I further of the penalty indicated in Code of Garcia
Grantee's Property a Date of Sa Total purce instrument Market valuation, purposes I attest, to understant Alabama Date:	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the properties price - the total amount paid for the st offered for record. Ilue - if the property is not being sold, the st offered for record. This may be evident alue. If is provided and the value must be determined by the local will be used and the taxpayer will be pendented that any false statements claimed on the 1975 § 40-22-1 (h).	name of the person or persons to who perty being conveyed, if available. Operty was conveyed. The purchase of the property, both real are true value of the property, both real are ced by an appraisal conducted by a lice truined, the current estimate of fair may real official charged with the responsibility alice the information contained in this do not form may result in the imposition of the property.	In interest to property is being conveyed by the and personal, being conveyed by the ensed appraiser or the assessor's current use lity of valuing property for property 975 § 40-22-1 (h). Comment is true and accurate. I further of the penalty indicated in Code of Garcia
Grantee's Property a Date of Sa Total purce instrument Market valuation, purposes I attest, to understant Alabama Date:	name and mailing address - provide the address - the physical address of the propale - the date on which interest to the propale - the date on which interest to the property of the property is not being sold, the at offered for record. This may be evident and the value must be determed by the local of the property as determined by the local of the property as determined by the local of the best of my knowledge and belief the dath any false statements claimed on the 1975 § 40-22-1 (h). November 27 2019	name of the person or persons to who perty being conveyed, if available. operty was conveyed. e purchase of the property, both real are true value of the property, both real are ced by an appraisal conducted by a lice rmined, the current estimate of fair may callofficial charged with the responsibility and pursuant to Code of Alabama I contained in this do not form may result in the imposition of the property. Print: Maximino Sign: Oy) Grantor	and personal, being conveyed by the and personal, being conveyed by the ensed appraiser or the assessor's current value, excluding current use lity of valuing property for property 975 § 40-22-1 (h). Comment is true and accurate, I further of the penalty indicated in Code of