

When Recorded Mail to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO, TX 75024

20200320000110880
03/20/2020 12:58:59 PM
DEEDS 1/3

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

TRACY SHAW
855 AND 859 US HIGHWAY 31
ALABASTER, AL 35007

WARRANTY DEED

For good consideration in the amount of **\$155,000.00**, I (we) **GUO SHI ZENG AND WIFE, XIU YING LI** whose mailing address is 2407 FAIRFIELD AVE, BRIDGEPORT, CT 06605, hereby bargain, deed and convey to **GRTLTL, LLC, a Alabama limited liability company** whose mailing address is 855 AND 859 US HIGHWAY 31, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

Situated in the County of Shelby and State of Alabama, described as follows, to wit:

A parcel of land located in the SE ¼ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

Begin at the Westerly most corner of Lot 17 of Final Plat of Saginaw Commercial Park, as recorded in Map Book 28, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama, and being on the Northeasterly right of way of U.S. Highway No. 31; thence run North 55 deg. 37'30" East along the Northwesterly boundary of said Lot 17 a distance of 110.41 feet; thence North 56 deg. 33'14" East along said Lot 17 and Lot 16 a distance of 122.31 feet to a common corner of Lot 16 and Lot 14 of Final Plat Saginaw Commercial Park Phase 2 as recorded in Map Book 30, Page 60; thence North 27 deg. 29'45" West along Lot 14 a distance of 55.98 feet; thence North 32 deg. 40'27" West along Lot 14 and Lot 13 a distance of 110.45 feet; thence South 55 deg. 51'01" West along Lot 13 a distance of 182.18 feet; thence South 3 deg. 02'23" West a distance of 111.47 feet to a concrete monument on the Northeasterly right of way of U.S. Highway No. 31; thence South 38 deg. 14'59" East along said right of way 87.30 feet to the point of beginning.

According to survey of Rodney Shiflett, RLS No. 21784, dated April 23, 2003.

APN: 22-4-18-0-000-031.000

Property Address: 855 AND 859 US HIGHWAY 31, ALABASTER, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

The grantor does hereby state and agree that the consideration mentioned herein was paid in full by the mortgage subsequently recorded herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 11th day of MARCH, 2020.

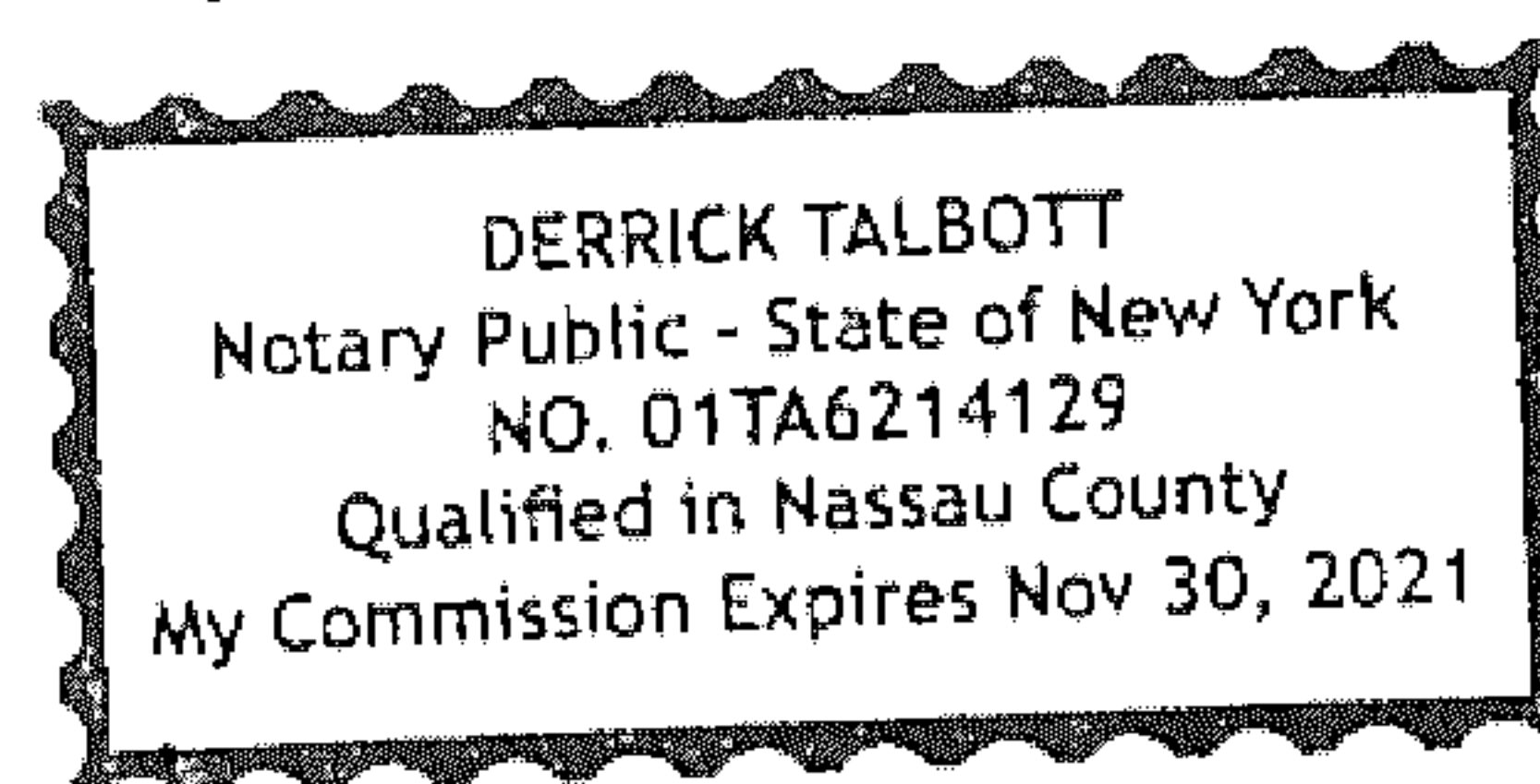
Guo Shi Zeng
GUO SHI ZENG

XIU YING LI
XIU YING LI

STATE OF ~~ALABAMA~~ NEW YORK
COUNTY OF QUEENS } SS.

I, DERRICK TALBOTT, a Notary Public, hereby certify that **GUO SHI ZENG AND XIU YING LI** 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/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 11 day of MARCH, 2020.

Derrick Talbott
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Guo Shi Zeng Xiu Ying Li
 Mailing Address 2407 Fairfield Avenue
Bridgeport, CT 06605

Grantee's Name GRTLT, LLC
 Mailing Address 170 Camp Branch Rd.
Alabaster, AL 35007

Property Address 855+859 US Highway 31
Alabaster, AL 35007

Date of Sale 3/11/2020
 Total Purchase Price \$ 155,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2020 12:58:59 PM
 \$29.00 CHERRY
 20200320000110880

Ann S. Byrd

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 3/19/2020

Print Jeanetta Willis

☐ Unattested

(verified by)

Sign

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one