



20200617000246780 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
06/17/2020 10:21:43 AM FILED/CERT

This document prepared by:

Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:

Kenneth and Tiffany Hyde  
4021 Milner Way  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Five Thousand and 00/100 Dollars (\$425,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we, JUN CHEN and XIAO YING LIU, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KENNETH HYDE and TIFFANY H. HYDE, as joint tenants with rights of survivorship (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

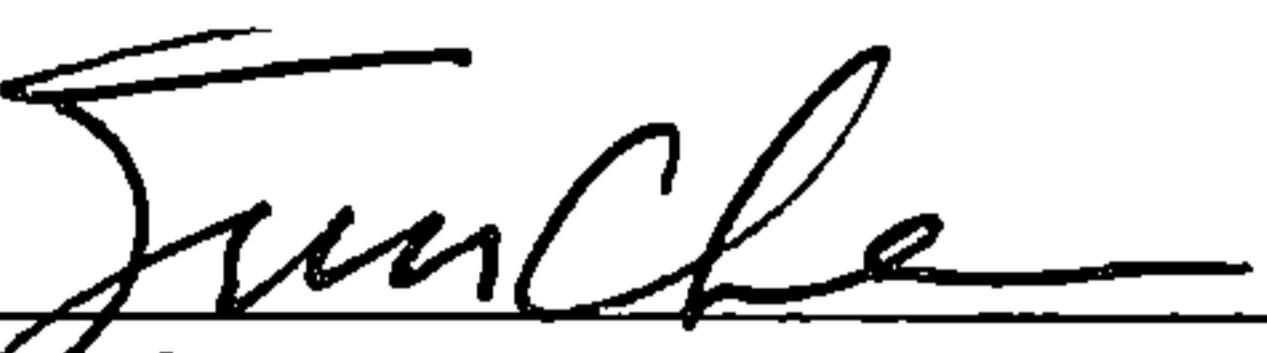
Lot 122, according to the Survey of Final Record Plat of Greystone Farms, Milner's Crescent, Phase 2, as recorded in Map Book 21, page 33, in the Probate Office of Shelby County, Alabama.

Three Hundred Eighty Five Thousand Four Hundred Eighty Three and 00/100 Dollars (\$385,483.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this 10 day of June, 2020.

  
\_\_\_\_\_  
JUN CHEN

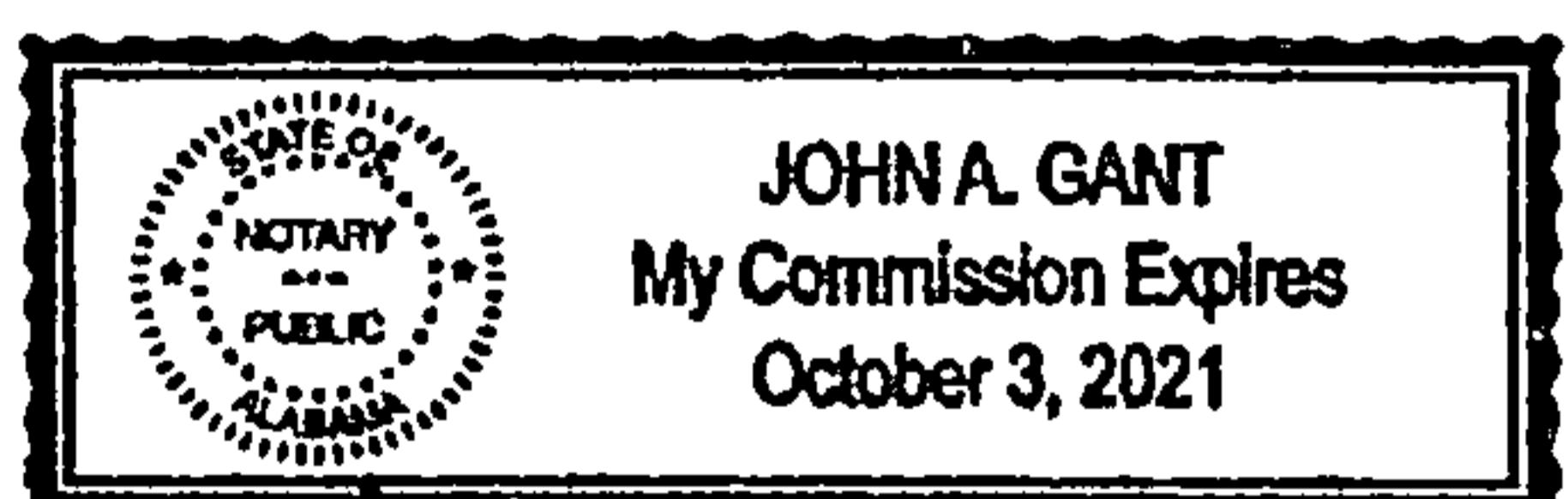
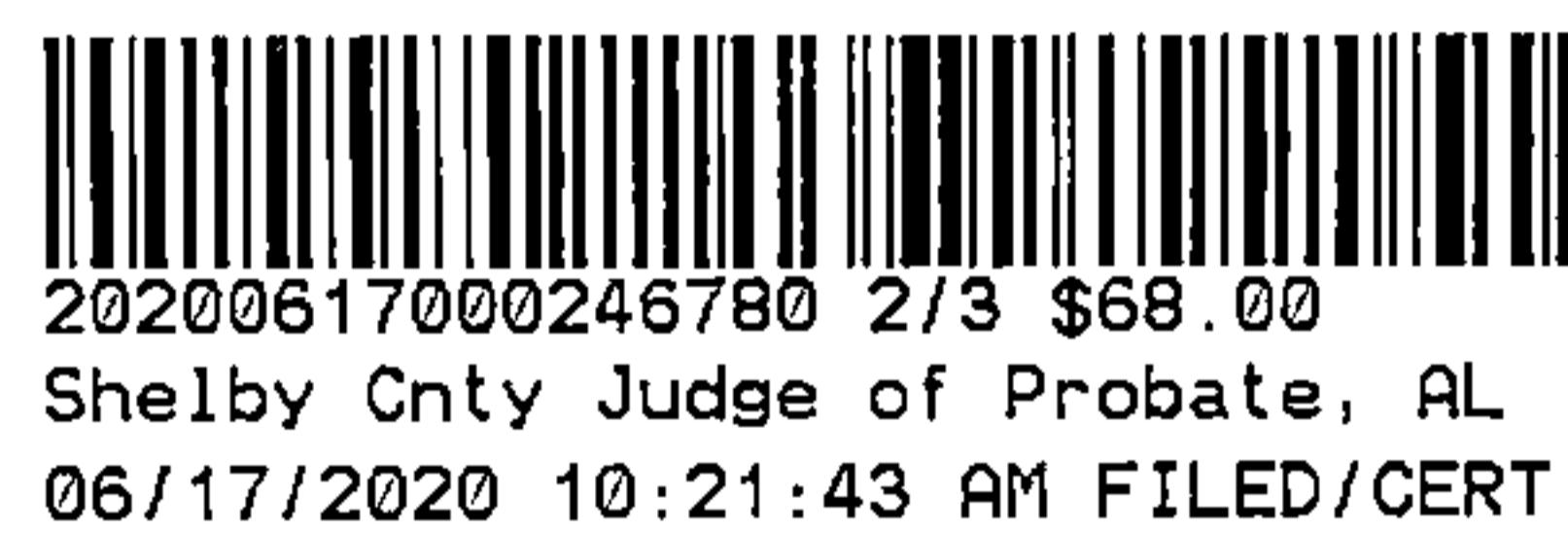
  
\_\_\_\_\_  
XIAO YING LIU

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUN CHEN and XIAO YING LIU, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2021



# Real Estate Sales Validation Form

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

Grantor's Name Jun Chen & Xiao Ying Liu  
Mailing Address 1821 Nottingham Dr.  
Birmingham, AL 35216

Grantee's Name Kenneth & Tiffany Hyde  
Mailing Address 4021 Milner Way  
Birmingham, AL 35242

Property Address 4021 Milner Way  
Birmingham, AL 35242

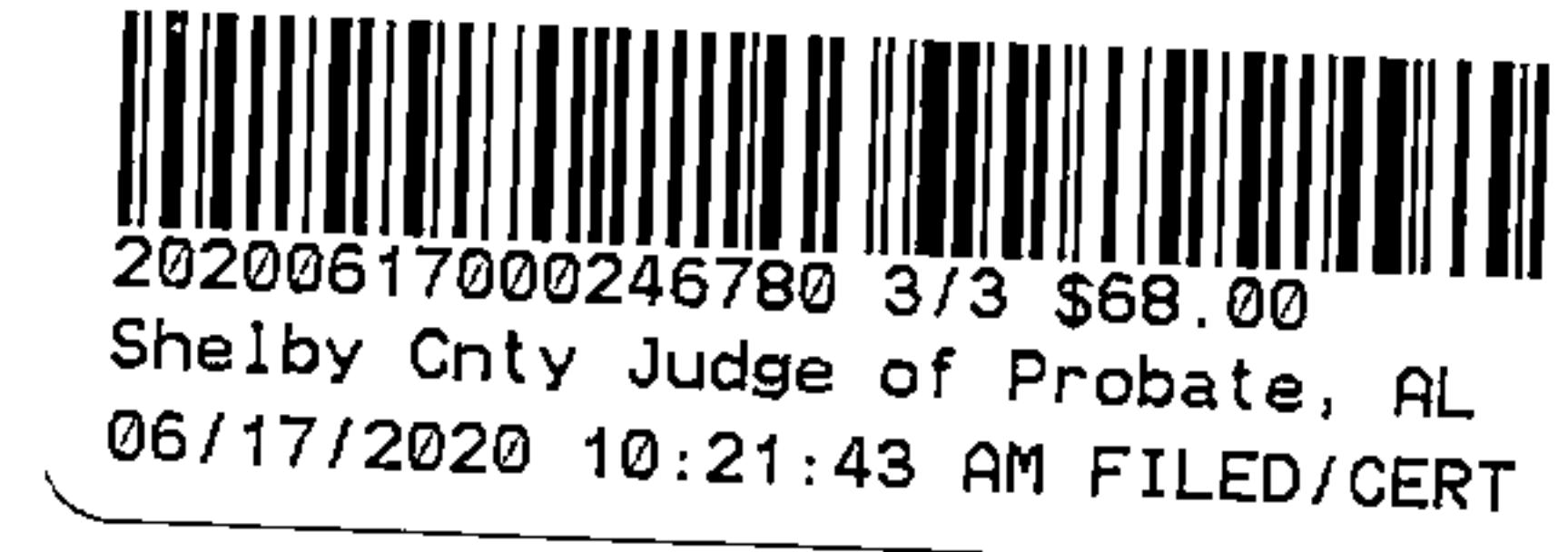
Shelby County, AL 06/17/2020  
State of Alabama  
Deed Tax:\$40.00

Date of Sale 6/10/2020  
Total Purchase Price \$ 425,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

Mortgage  
 Bill of Sale  
 Sales Contract

Closing Statement  
 Other



\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

## 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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 6/10/2020

Print John A. Gant

Sign John A. Gant  
(Owner / Agent) circle one