

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **William C. Murphy, a single man**, (herein referred to as grantor), grant, bargain, sell and convey unto **Songqing Yang**, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 24, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 2016 Chandalar Court, Pelham, AL 35124.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 20 day of November, 2020.

William C. Murphy

William C. Murphy

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that, **William C. Murphy**, whose name 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 they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of November, 2020.

[Signature]

NOTARY PUBLIC
My Commission Expires: Nov. 4, 2023



THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Hoover, AL 35226
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM C. MURPHY, A SINGLE MAN
 Mailing Address _____

 1323 COUNTY RD 107

 MONTEVALLO, AL 35115

Grantee's Name SONGQING YANG
 Mailing Address _____

 118 BRAXTON WAY

 PELHAM, AL 35124

Property Address 2016 CHANDALAR COURT

 PELHAM, AL 35124

Date of Sale NOVEMBER 20, 2020
 Total Purchase Price \$ 150,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/23/2020 11:25:01 AM
 \$175.00 CHERRY
 20201123000536200

Allen S. Byrd

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | _____ |

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).

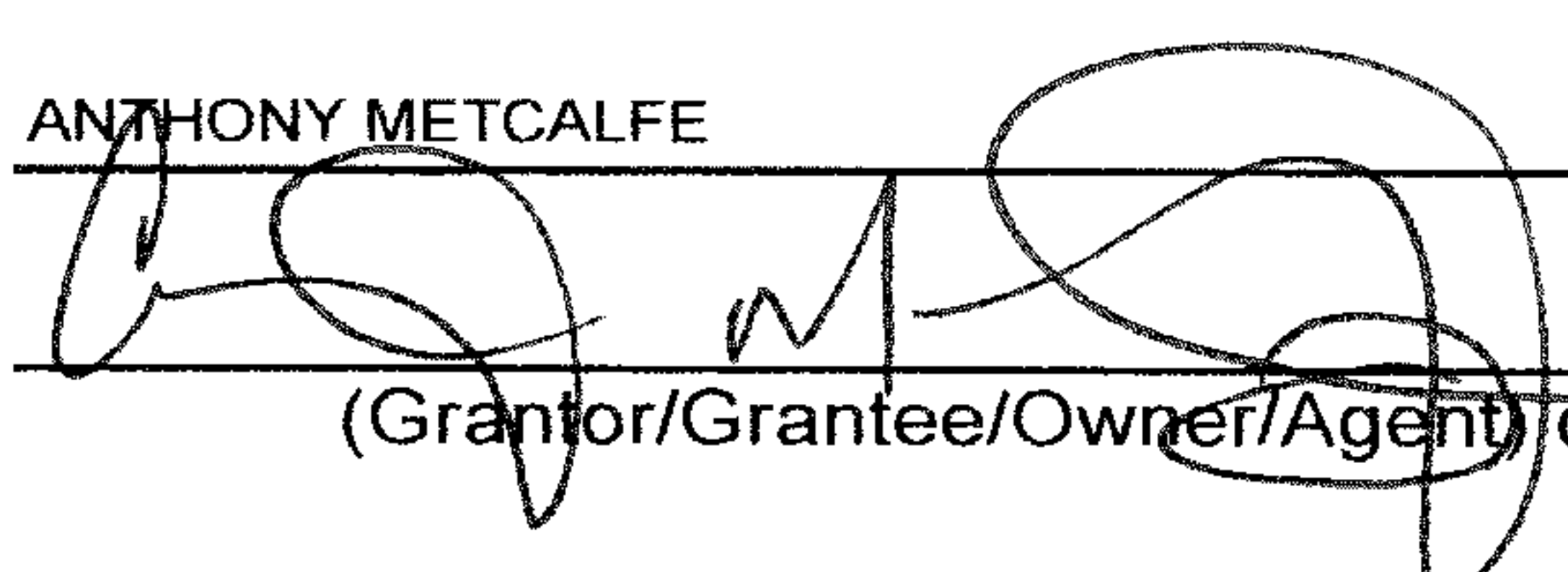
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print ANTHONY METCALFE

Unattested _____

 (verified by)

Sign 

 (Grantor/Grantee/Owner/Agent) circle one