

**After Recording Send Tax Notice To:**

Yanqiao Cao  
4009 Falliston Drive  
Helena, AL 35080

20201217000580930  
12/17/2020 04:13:21 PM  
DEEDS 1/4

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Yanqiao Cao**, an widowed woman, (herein referred to as Grantor), grants, bargains, sells and conveys unto "XIAODI AUTREY ALSO KNOWN AS DIANA AUTREY, Trustee of the YANQIAO CAO IRREVOCABLE TRUST dated 08.10.2020.", (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.**

**EXCEPT** that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Yanqiao Cao** has hereunto set his hand and seal this 8.10.2020.  
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Yanqiao Cao  
Yanqiao Cao

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

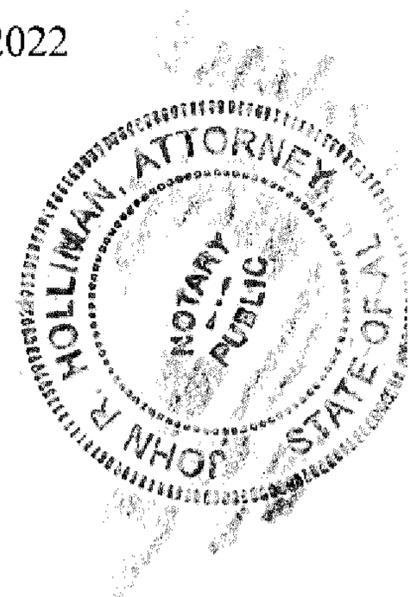
I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Yanqiao Cao**, a widow woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this 8.10.2020.

John R. Holliman  
John R. Holliman, NOTARY PUBLIC  
My Commission Expires: August 29, 2022

**This Document Prepared By:**

John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
(205) 663-0281



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**“Exhibit A”**

**Lot 24, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama.**

**Real Estate Sales Validation Form**

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

Grantor's Name Yanqiao Cao  
 Mailing Address 2028 Ashley Brook Way  
Helena, AL 35080

Grantee's Name Xiadoi Autrey AKA Diana Autrey, Trustee  
 Mailing Address for Yanqiao  
2028 Ashley Brook Way  
Helena, AL 35080

Property Address 2028 Ashley Brook Way  
Helena, AL 35080

Date of Sale 8/10/2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$104,800.00

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 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 8/10/2020

Print John R. Holliman

Sign John R. Holliman

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 (verified by)  
 Shelby County, AL  
 12/17/2020 04:13:21 PM  
 \$137.00 JESSICA  
 20201217000580930

*Alisa S. Bayl*