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03/25/2021 08:59:19 AM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:

Arthur Andrew Jenkins, Esq.  
Jenkins Title, LLC  
2100 Southbridge Parkway, Ste 650  
Birmingham, AL 35209

Send Tax Notice To:  
Wen Yu Ou and Rong Yang  
1004 Snowhill Circle  
Birmingham, AL 35242  
Tax Parcel: 09-5-22-0-008-077-000

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00) to the undersigned Grantor, The **Robert Alan Morrison a/k/a Robert A. Morrison and Allison Brooke Hyde a/k/a Allison B. Hyde, husband and wife** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Wen Yu Ou and Rong Yang, wife and husband** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 348, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Pages 25 A, B and C, in the Probate Office of Shelby County, Alabama.

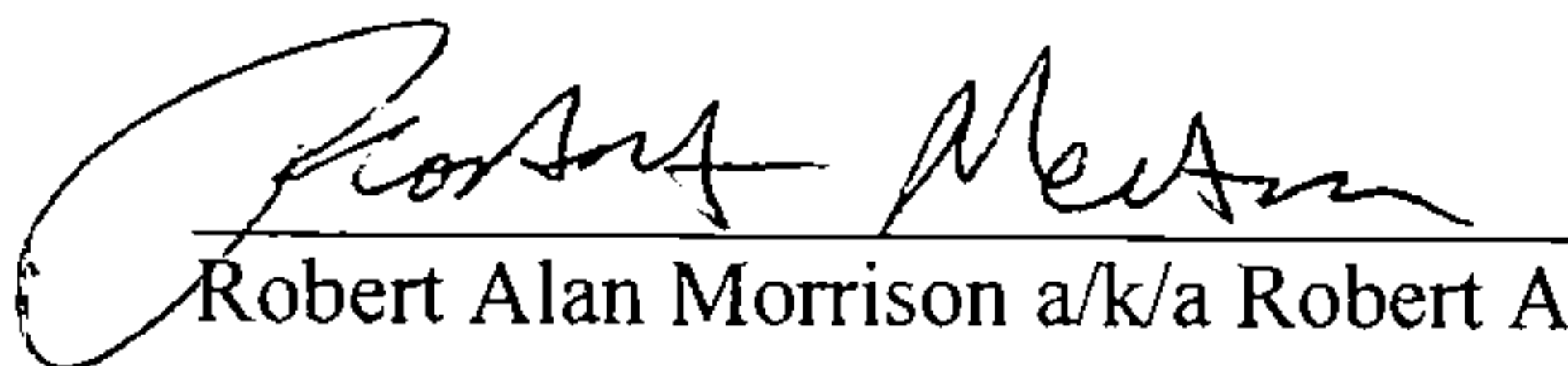
SUBJECT TO:

1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

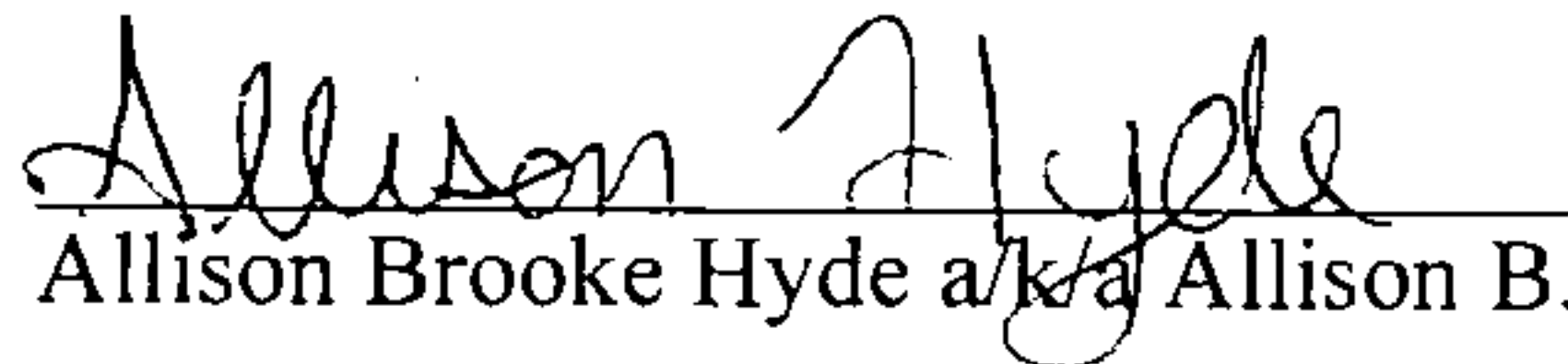
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

**Source of Title: Warranty Deed from John Calhoun and Sara S. Maddox Calhoun, a married couple to Robert A. Morrison and Allison B. Hyde, dated on July 6th, 2018, filed for record on July 10th, 2018, recorded in Inst. No. 20180710000244540.**

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 23rd day of March, 2021.



Robert Alan Morrison a/k/a Robert A. Morrison

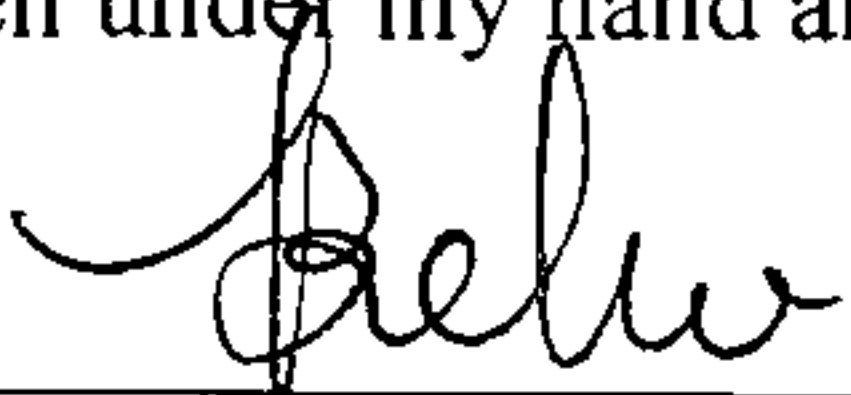


Allison Brooke Hyde a/k/a Allison B. Morrison

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Alan Morrison and Allison Brooke Hyde whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2021.



Notary Public  
My Commission Expires:

**Bo Lu**  
Notary Public, Alabama State At Large  
My Commission Expires June 26, 2024

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

|                                                              |                                                                  |
|--------------------------------------------------------------|------------------------------------------------------------------|
| Grantor's Name: Robert Alan Morrison and Allison Brooke Hyde | Grantee's Name: Wen Yu Ou and Rong Yang                          |
| Mailing Address:<br>1065 Hwy 35<br>Pelham, AL 35124          | Mailing Address:<br>1004 Snowhill Circle<br>Birmingham, AL 35242 |
| Date of Sale: 23rd day of March, 2021                        | Total Purchase Price: 238,000.00                                 |
| Verify purchase price with: Contract & Settlement Statement  |                                                                  |



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/25/2021 08:59:19 AM  
\$265.00 CATHY  
20210325000149560

