

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Nine Thousand Dollars (\$189,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Christopher Glenn Tolbert, Sr and wife, Alexandria Tolbert**, (herein referred to as grantors), grant, bargain, sell and convey unto, **Chang Chun Zou**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

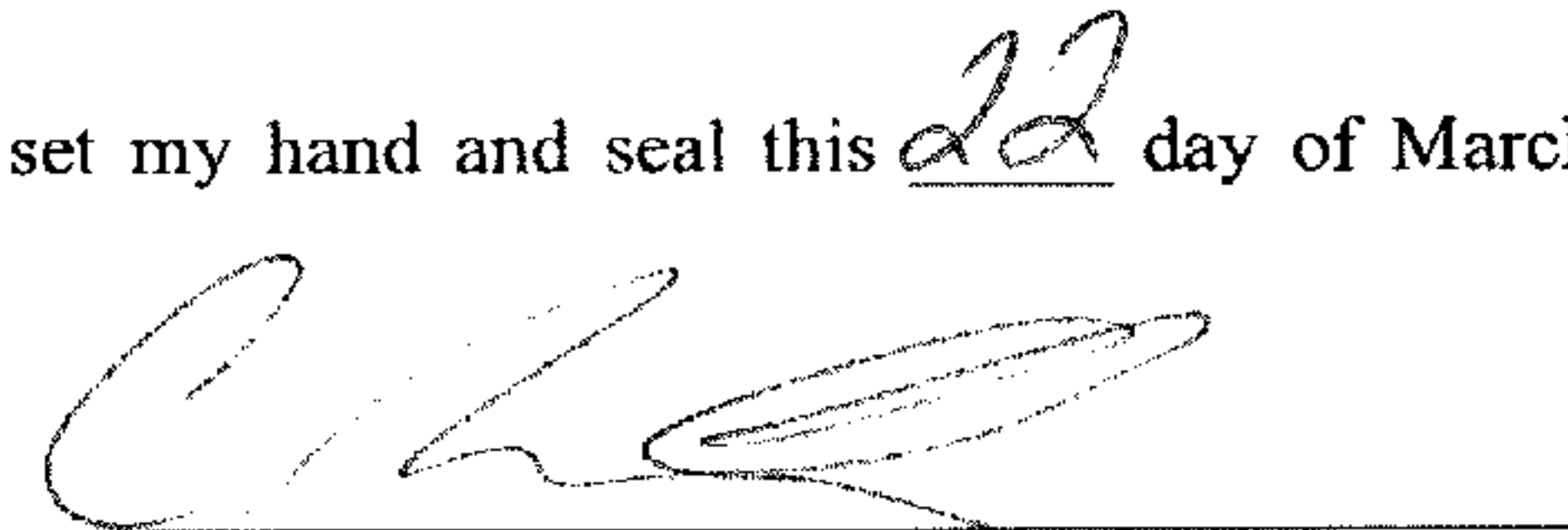
Lot 31, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

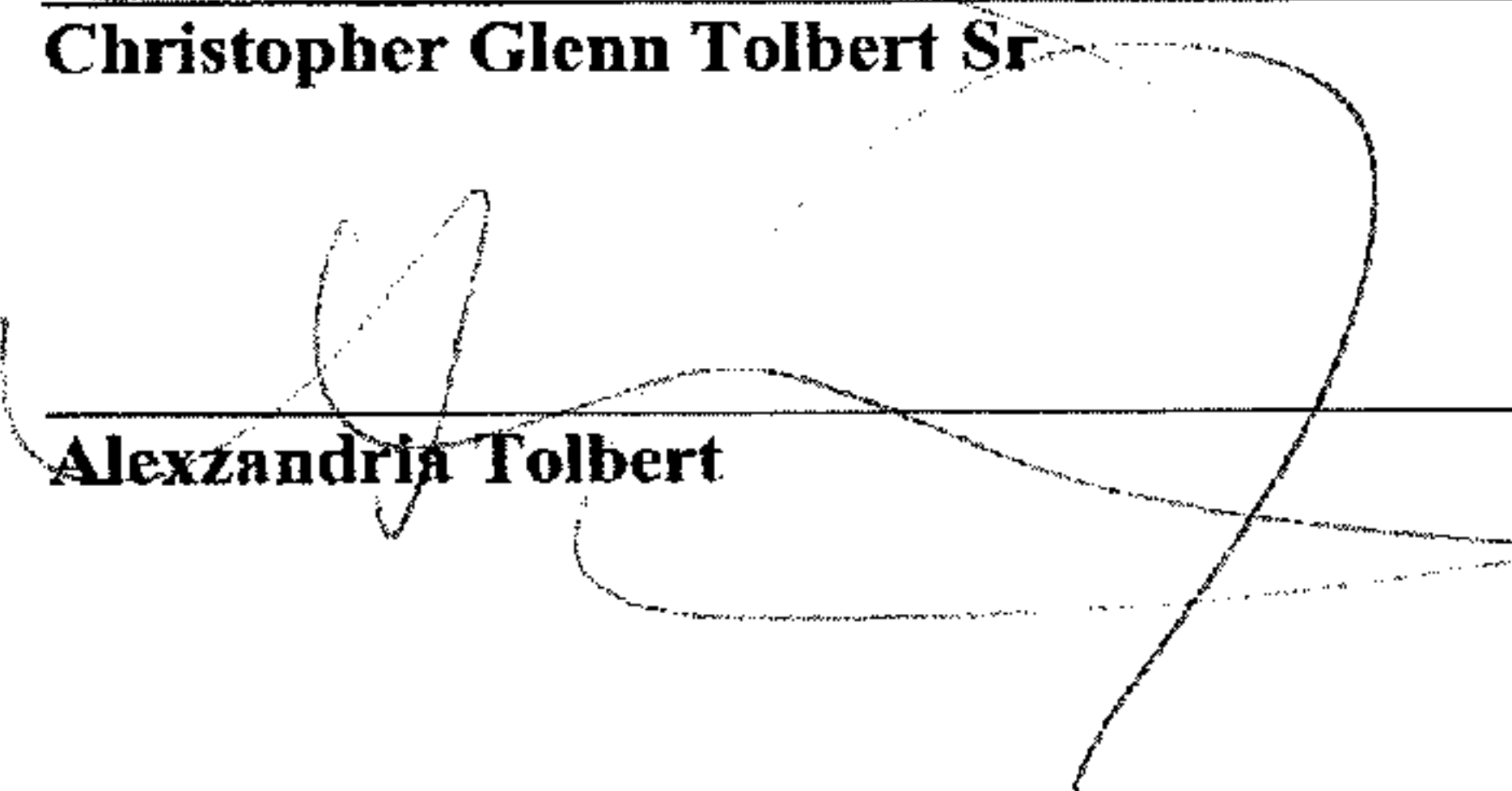
For ad valorem tax purposes only, the address for the above described property is 2001 Kensington Court, Calera, AL 35040.

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 22 day of March, 2021.



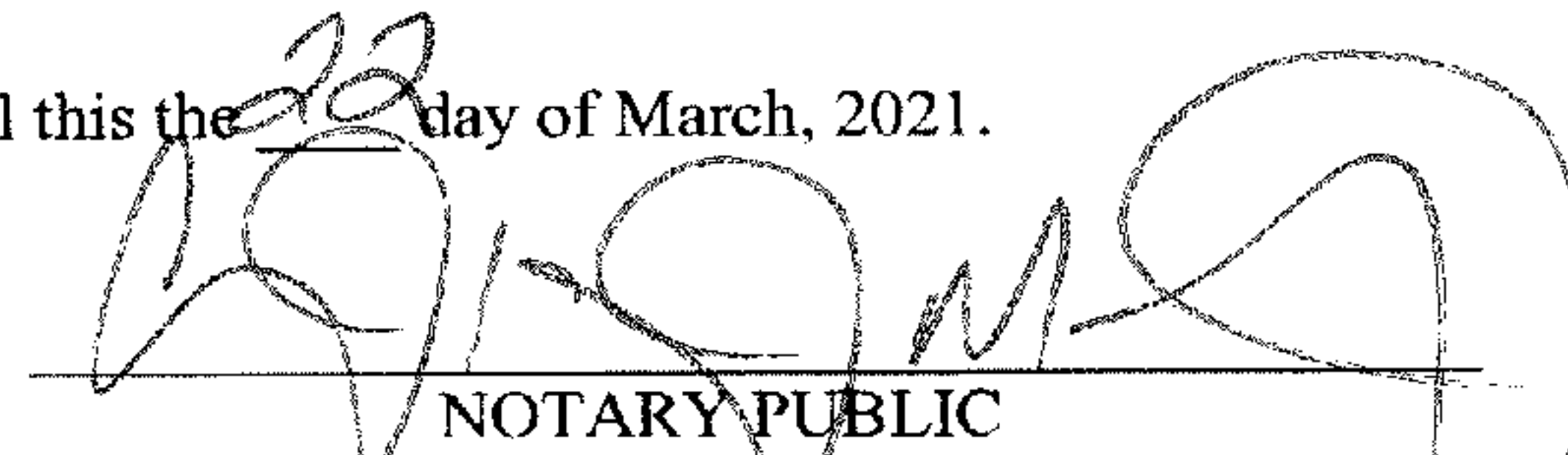
Christopher Glenn Tolbert Sr


Alexandria Tolbert

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

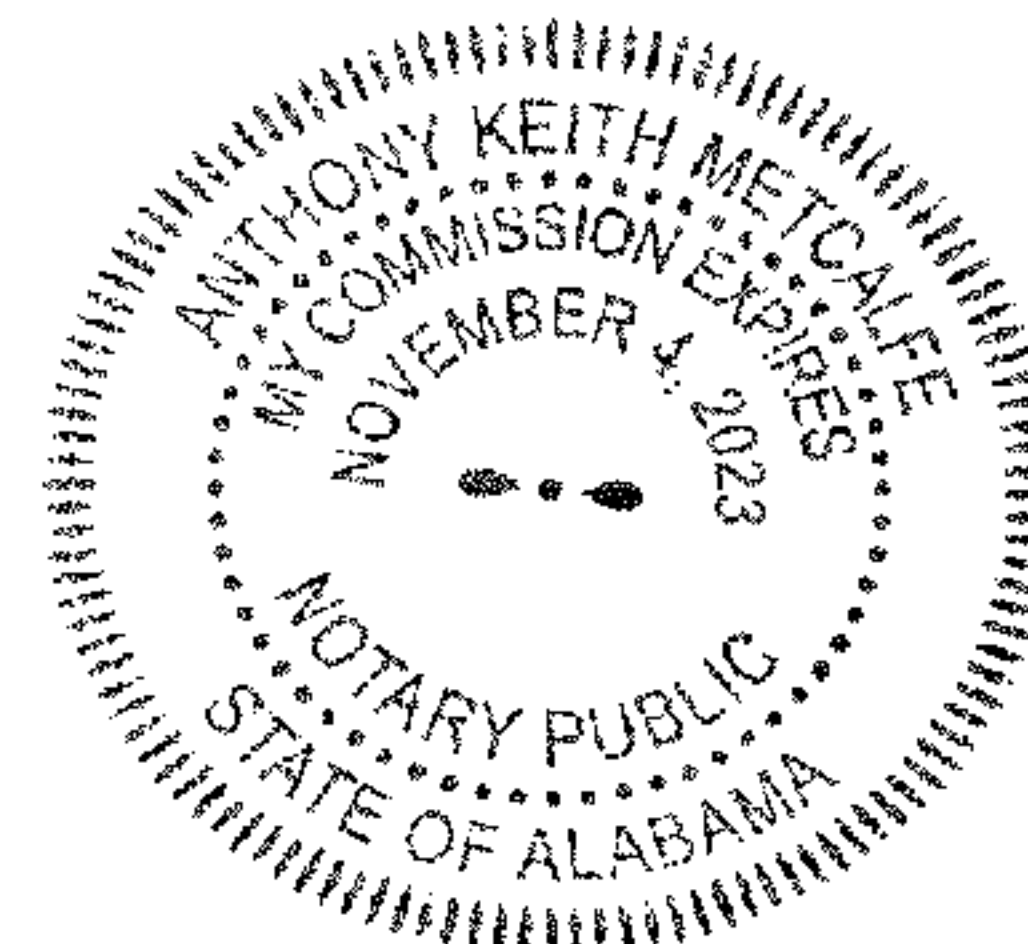
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Christopher Glenn Tolbert Sr and Alexandria Tolbert, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of March, 2021.



NOTARY PUBLIC
MAR 4, 2023

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





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2021 10:18:37 AM
\$214.00 CHERRY
20210402000164540

Allie S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name CHRISTOPHER GLENN TOLBERT, SR AND
Mailing Address WIFE, ALEXZANDRIA TOLBERT
3540 STONEY BROOK LANE
FULTONDALE, AL 35068

Grantee's Name CHANG CHUN ZOU
Mailing Address 2000 KENSINGTON CT
CALERA, AL 35040

Property Address 2001 KENSINGTON COURT
CALERA, AL 35040

Date of Sale MARCH 22, 2021
Total Purchase Price \$ 189,000.00
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 Appraisal
 Sales Contract Other
 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 *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one