

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Alissa Heath
4858 Riverwood Place
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Eight Thousand and 00/100 Dollars (\$228,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, YU-TING LIU and JON PATRICK CLIFTON, Wife and Husband (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ALISSA HEATH (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot A, in Block 2, according to the Survey of Riverwood First Sector, as recorded in Map Book 8, page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

One Hundred Eighty Two Thousand Four Hundred and 00/100 Dollars (\$182,400.00) 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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 8th day of September, 2021.

Yu-Ting Liu
YU-TING LIU

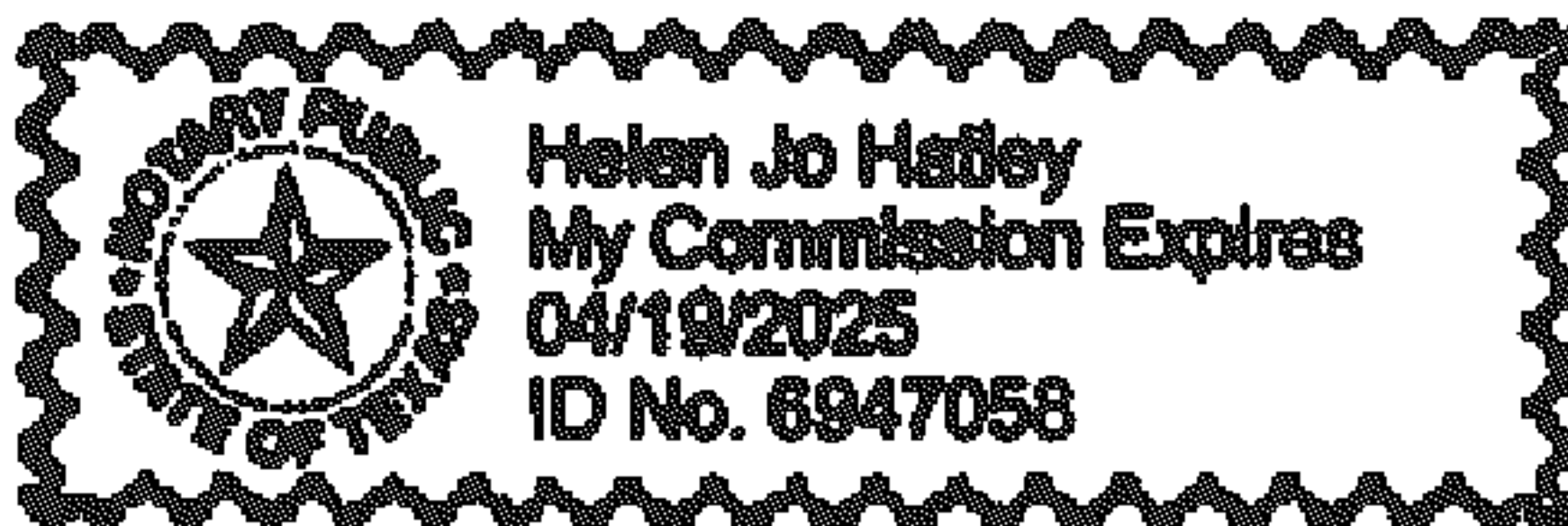
Jon Patrick Clifton
JON PATRICK CLIFTON

STATE OF Texas)
Tarrant COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that YU-TING LIU and JON PATRICK CLIFTON, 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 8 day of September, 2021.

Helen Jo Hatley
NOTARY PUBLIC:
My Commission Expires: 4-19-2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Yu-Ting Liu & Jon Patrick Clifton
 Mailing Address 3902 Shady Valley Dr.
Arlington, TX 76013

Grantee's Name Alissa Heath
 Mailing Address 4858 Riverwood Place
Birmingham, AL 35242

Property Address 4858 Riverwood Place
Birmingham, AL 35242

Date of Sale 9/8/2021
 Total Purchase Price \$ 228,000.00

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
 09/13/2021 09:29:51 AM
 \$74.00 JOANN
 20210913000443720



Alissa Heath

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 9/8/2021

Print John A. Gant

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