

**Send Tax Notice To:**  
Zhengzheng Ni

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4252 Roy Ford Circle  
Hoover, AL 35244

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**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209  
(205) 871-1440 File #AECC-325307

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
\_\_\_\_\_ (\$ 561,000.00 ) to the undersigned Grantors in hand paid by the Grantees,  
whether one or more, herein, the receipt of which is hereby acknowledged, we, Herbert M. Wolfrey, Jr.  
and spouse, Lucille W. Wolfrey and Maelyn W. Wolfrey an unmarried person (herein referred to as  
Grantors) do grant, bargain, sell and convey unto

Zhengzheng Ni and Daiying Chen

\_\_\_\_\_ (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,  
to-wit:

**Lot 349, according to the Final Plat of Mixed Use Subdivision of Lake Wilborn Phase 3, as  
recorded in Map Book 49, Page 97 A & B, in the Probate Office of Shelby County,  
Alabama.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 448,800.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it  
being the intention of the parties to this conveyance, that if more that one Grantee, then to the Grantees as  
joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated  
during the joint lives of the Grantee(s) herein) in the even one Grantee herein survives the other, the entire  
interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the  
heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said  
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that  
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and  
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims  
of all persons.



IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26 day of November, 2021.

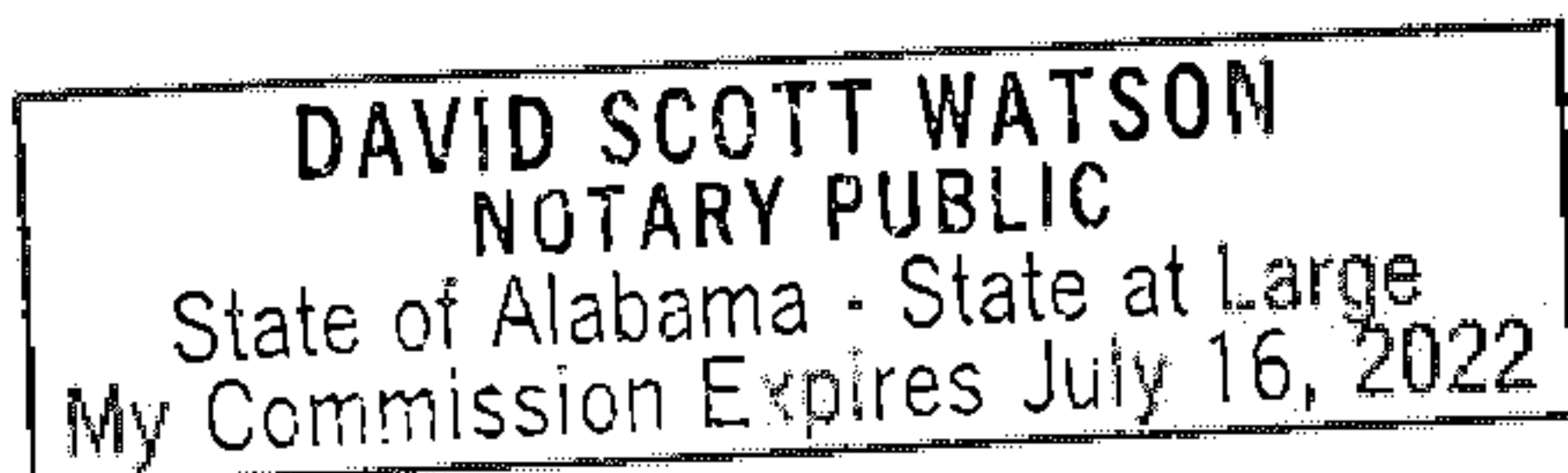
Herbert M. Wolfrey, Jr.  
Herbert M. Wolfrey, Jr.

Lucille W. Wolfrey  
Lucille W. Wolfrey

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Herbert M. Wolfrey, Jr.** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 26 day of November, 2021.



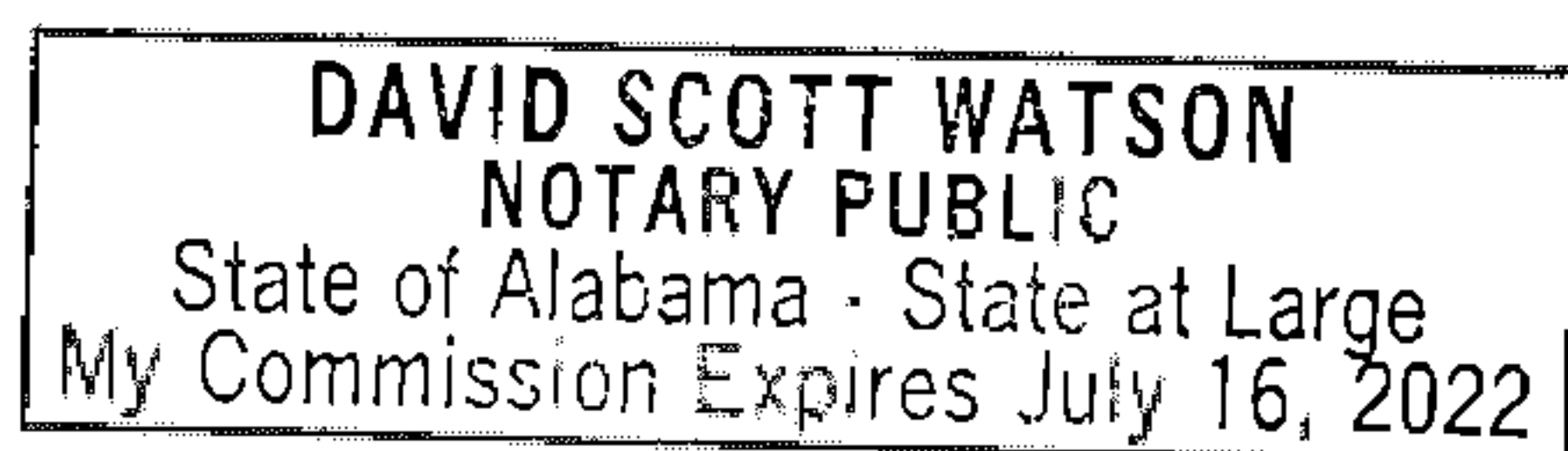
[Signature]  
Notary Public

My Commission Expires: July 16, 2022

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Lucille W. Wolfrey** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 26 day of November, 2021.



[Signature]  
Notary Public

My Commission Expires: July 16, 2022



Maelyn W. Wolfrey  
Maelyn W. Wolfrey

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Maelyn W. Wolfrey** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 26 day of November, 2021.

David Scott Watson

Notary Public

DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2022

My Commission Expires: July 16, 2022

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.



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

Grantor's Name Herbert M. Wolfrey, Jr.  
 Mailing Address Lucille W. Wolfrey & Maelyn W. Wolfrey  
4252 Roy Ford Circle  
Hoover, AL 35244

Grantee's Name Zhengzheng Ni and Daiying Ying Chen  
 Mailing Address 4252 Roy Ford Circle  
Hoover, AL 35244

Property Address 4252 Roy Ford Circle  
Hoover, AL 35244

Date of Sale December 28, 2021

Total Purchase Price \$561,000.00

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  
☐ Sales Contract

☐ Appraisal  
☐ Other:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/29/2021 11:23:38 AM  
 \$144.50 JOANN  
 20211229000610940

☒ Closing Statement

*Ann S. Bayl*

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 11-26-2021 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer  
 (Grantor/Grantee/ Owner/Agent) circle one