

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Mark Paoming Chen and Marilyn Yu Chen as
Trustees of 2000 The Mark Paoming Chen &
Marilyn Yu Chen Revocable Living Trust
117 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

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DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety-Nine Thousand Two Hundred And No/100 Dollars (\$199,200.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ethan Taylor Broadhead, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mark Paoming Chen and Marilyn Yu Chen as Trustees of 2000 The Mark Paoming Chen & Marilyn Yu Chen Revocable Living Trust (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Unit 117, in Cambrian Wood Condominium, By-laws and Amendments thereto, as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Miscellaneous Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and Amended by Miscellaneous Book 13, Page 2, Miscellaneous Book 13, Page 4, and Miscellaneous Book 13, Page 344, in said Probate Office together in Map Book 6, Page 62, with an undivided .0111225% interest in the common elements as set forth in said Declaration.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19 day of August, 20 22.

Ethan Taylor Broadhead by Starla Tanner Broadhead
as his attorney-in-fact
Ethan Taylor Broadhead by Starla Tanner Broadhead
as his attorney-in-fact

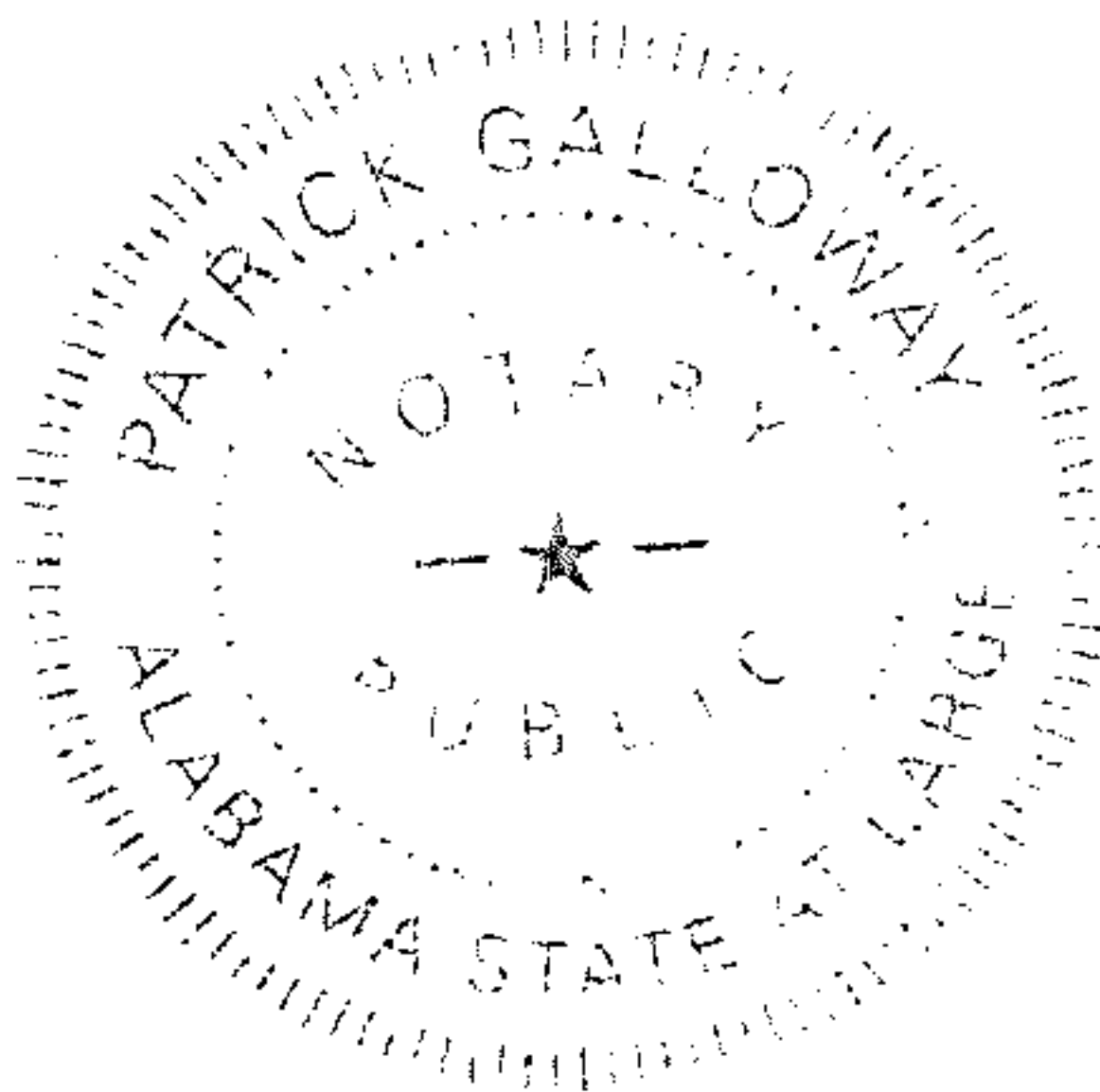
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Starla Tanner Broadhead whose name as Attorney in Fact for Ethan Taylor Broadhead 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 conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 19 day of August, 2022.

[Signature]
Notary Public

My commission expires 10-4-25



Real Estate Sales Validation Form

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

Grantor's Name Ethan Taylor Broadhead

Grantee's Name Mark Paoming Chen and Marilyn Yu Chen as Trustees of 2000 The Mark Paoming Chen & Marilyn Yu Chen Revocable Living Trust

Mailing Address 117 Cambrian Way
Birmingham, AL 35242Mailing Address 117 Cambrian Way
Birmingham, AL 35242Property Address 117 Cambrian Way
Birmingham, AL 35242

Date of Sale August 19, 2022

Total Purchase Price \$199,200.00

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 - Ethan Taylor Broadhead, 117 Cambrian Way, Birmingham, AL 35242.

Grantee's name and mailing address - Mark Paoming Chen and Marilyn Yu Chen as Trustees of 2000 The Mark Paoming Chen & Marilyn Yu Chen Revocable Living Trust, 117 Cambrian Way, Birmingham, AL 35242.

Property address - 117 Cambrian Way, Birmingham, AL 35242

Date of Sale - August 19, 2022.

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.

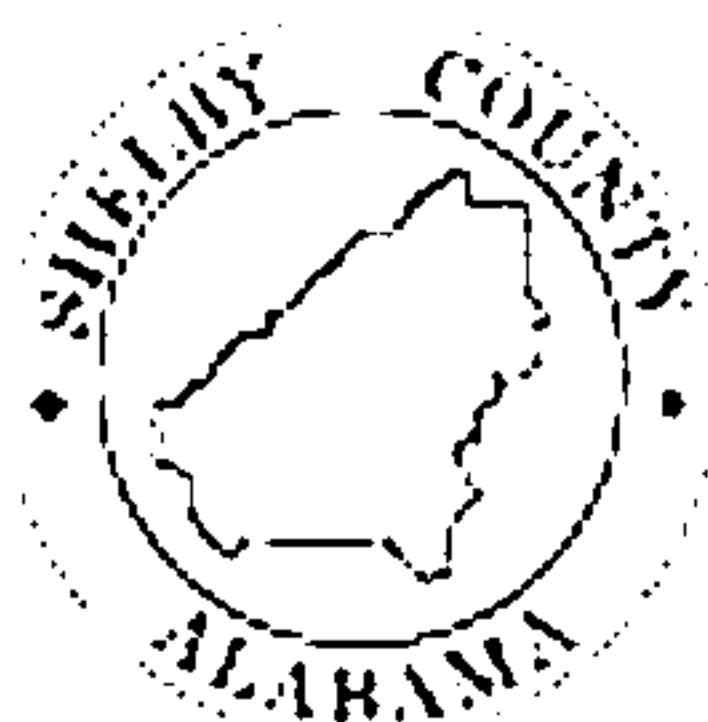
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: August 19, 2022

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

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