

A mortgage in the amount of \$341,250.00 is being recorded simultaneously herewith.

This instrument prepared by:
Rodney Davis
Law Office of Rodney Davis, LLC
4625 Valleydale Road
Birmingham, AL 35242

SEND TAX NOTICE TO:
James Michael Weldon
Fengyan Yu
192 Wild Timber Parkway
Pelham, AL 35124

WARRANTY DEED

THIS INDENTURE made this the 29th day of August in the year 2022, between **Lee House, an unmarried man**, as party or parties of the first part, hereinafter called Grantor, and **James Michael Weldon and Fengyan Yu, HUSBAND AND WIFE**, as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of FOUR HUNDRED FIFTY FIVE THOUSAND AND NO/100 and other good and valuable consideration (\$455,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 57, according to the Survey of Final Plat of Wild Timber, Phase 3 as recorded in Map Book 34, Page 118, Shelby County, Alabama Records.

Property Address: 192 Wild Timber Parkway, Pelham, AL 35124

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD, the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal this 29th day of August, 2022.

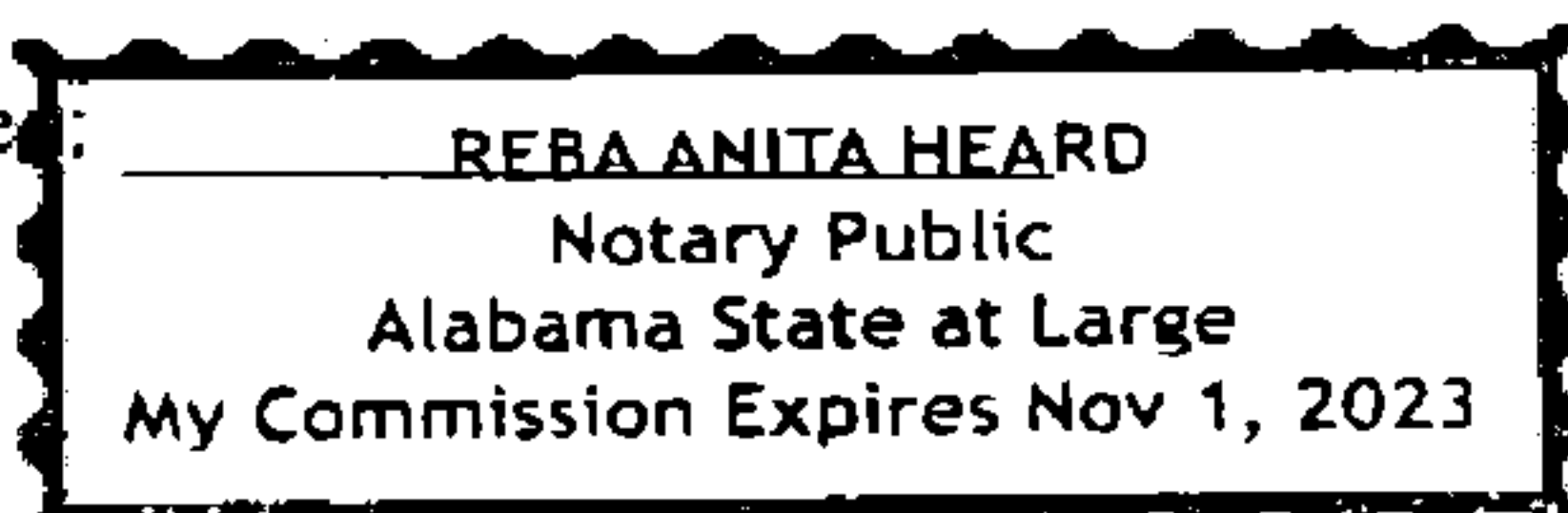

LEE HOUSE

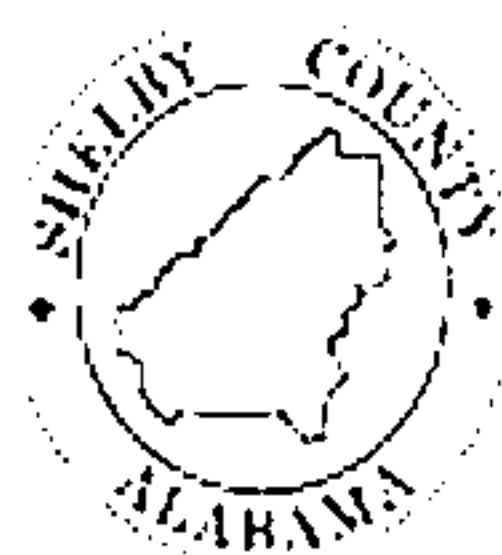
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the Undersigned Authority, a Notary Public in and for said county and state, hereby certify that **Lee House**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand this 26th day of August, 2022.


Notary Public
My Commission expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2022 01:41:36 PM
\$139.00 JOANN
20220831000341120

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Lee House
Mailing Address _____

Grantee's Name James Michael Weldon
Mailing Address Fengyan Yu

313 Loggs Trace
Alabaster, AL 35007

192 Wild Timber Pkwy
Pelham, AL 35124

Property Address 192 Wild Timber Pkwy
Pelham, AL 35124

Date of Sale 8/29/22

Total Purchase Price \$ 455,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 362,100

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
- Closing Statement
- Appraisal
- Other

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 8/31/22

Print Reba A. Heard

Unattested _____
(verified by)

Sign Reba A. Heard
(Grantor/Grantee/Owner/Agent) circle one