

20230110000008600 1/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
01/10/2023 03:25:21 PM FILED/CERT

Instrument Prepared by:

Albert J. Osorio, Esq.  
Law Offices of Albert J. Osorio, LLC  
3453 Sierra Drive  
Birmingham, AL 35216

Send Tax Notice to:  
Guadalupe Chavez  
604 Chesser Court  
Chelsea, AL 35043

**WHITHOUT THE BENEFIT OF A  
TITLE INSURANCE POLICY  
AT GRANTEE'S REQUEST**

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten dollars (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged that I, **JIAN QING ZHENG**, a married man, does hereby grant, bargain, sell and convey, quit claim, unto, **GUADALUPE CHAVEZ GARDUNO and SHARAN ZHENG, as Joint Tenants in Common**, any and all interests I have, or may have, at law or in equity, including any redemption rights, or any other rights to the real estate described below situated in Shelby County, Alabama.

Note: Guadalupe Chavez Garduno's name was misspelled on the previous Statutory Warranty Deed filed under instrument no: 20060816000399480 filed on 8/16/2006. Guadalupe's name was incorrectly spelled as "Quadalupe". Her correct name is Guadalupe Chavez Garduno.

**PARCEL ID: 09 8 27 0 002 055.000**

LEGAL DESCRIPTION: LOT 55, ACCORDING TO THE AMENDED SURVEY OF CHESSER PLANTATION, PHASE I, SECTOR I, AS RECORDED IN MAP BOOK 31, PAGE 21 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, (BEING SITUATED IN SHELBY COUNTY ("THE PROPERTY")).

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO:

20230110000008600 2/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
01/10/2023 03:25:21 PM FILED/CERT

2002030600010788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ("THE DECLARATION").

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, as Trustee and administrator covenant with the Grantees, their heirs and assigns, that I hereby convey, quit claim, transfer, and assign any and all interests I have or may have at law or in equity in the above stated property, including any rights or redemption or any equitable right whatsoever in the above-described property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21<sup>st</sup> day of December, 2022.

Jian Qing Zheng  
JIAN QING ZHENG (Grantor)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that JIAN QING ZHENG, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 21st day of December, 2022.

Alberto Osorio  
NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/25

ALBERTO JESUS OSORIO  
NOTARY PUBLIC  
STATE OF ALABAMA

Alberto Osorio  
Notary Public, Alabama, State At Large  
My Commission Expires July 23, 2025

*[Handwritten Signature]*

GUADALUPE CHAVEZ GARDUNO (Grantor)- "WIFE"



20230110000008600 3/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
01/10/2023 03:25:21 PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that GUADALUPE CHAVEZ GARDUNO, whom is legally married to Jian Qing Zheng, and whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he has executed the foregoing conveyance.

Given under my hand and official seal, this the 21st day of December, 2022.

*[Handwritten Signature]*

NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/25

ALBERTO JESUS OSORIO  
NOTARY PUBLIC  
STATE OF ALABAMA

Alberto Osorio  
Notary Public, Alabama State At Large  
My Commission Expires July 23, 2025

End of Document.

Real Estate Sales Validation Form

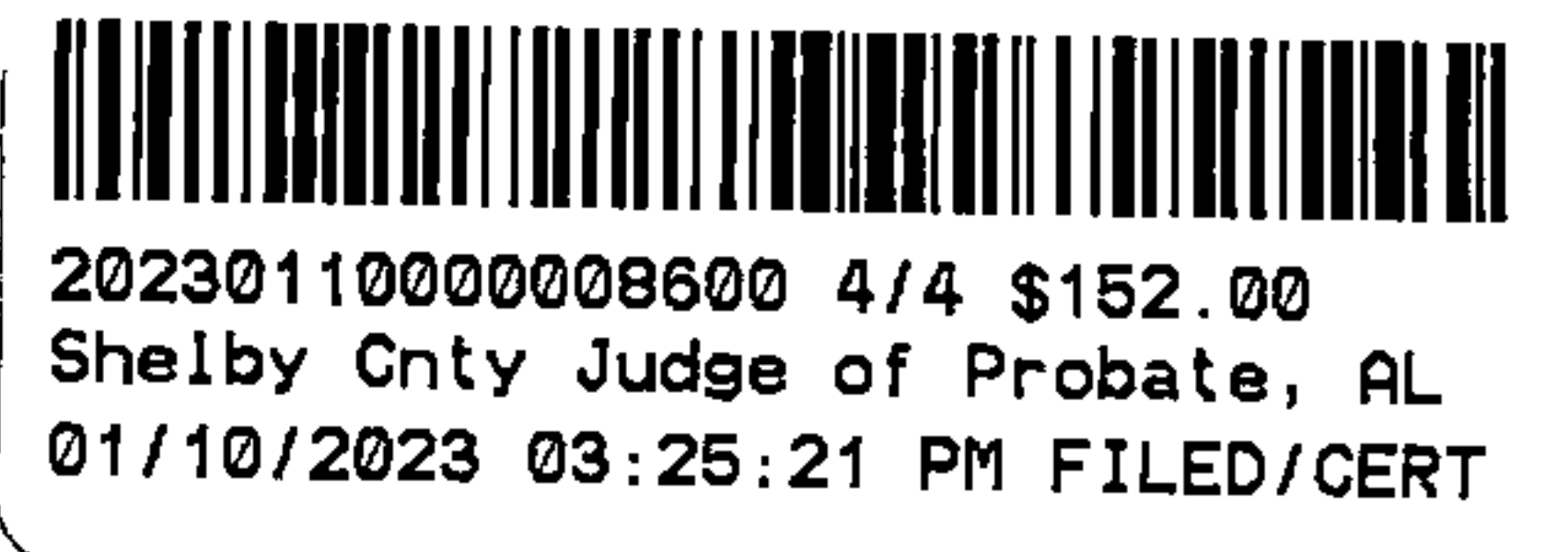
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jian Ding Zheng  
Mailing Address 604 Chesser Ct  
Chesser Plantation  
35043 Chelsea AL

Grantee's Name Guadalupe Chavez G  
Mailing Address 604 Chesser Ct  
Chesser Plantation  
Chelsea AL 35043

Property Address 604 Chesser Ct  
Chesser Plantation  
Chelsea AL  
35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 239,600



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 119,800

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 GUADALUPE CHAVEZ GARDUÑO

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)