

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Angus Roger Martin  
Felicity Anne Martin  
204 Biltmore Circle  
Birmingham, AL 35242

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Ninety Thousand and no/100 Dollars (\$790,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Panrong Xiao and wife, Luwei Zeng**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Angus Roger Martin and Felicity Anne Martin**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 22, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1A and 1B, in the Probate Office of Shelby County, Alabama.**

**\$378,000.00.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

Effective date of deed is 7/24/2023.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 21<sup>st</sup> day of July, 2023.

  
Panrong Xiao

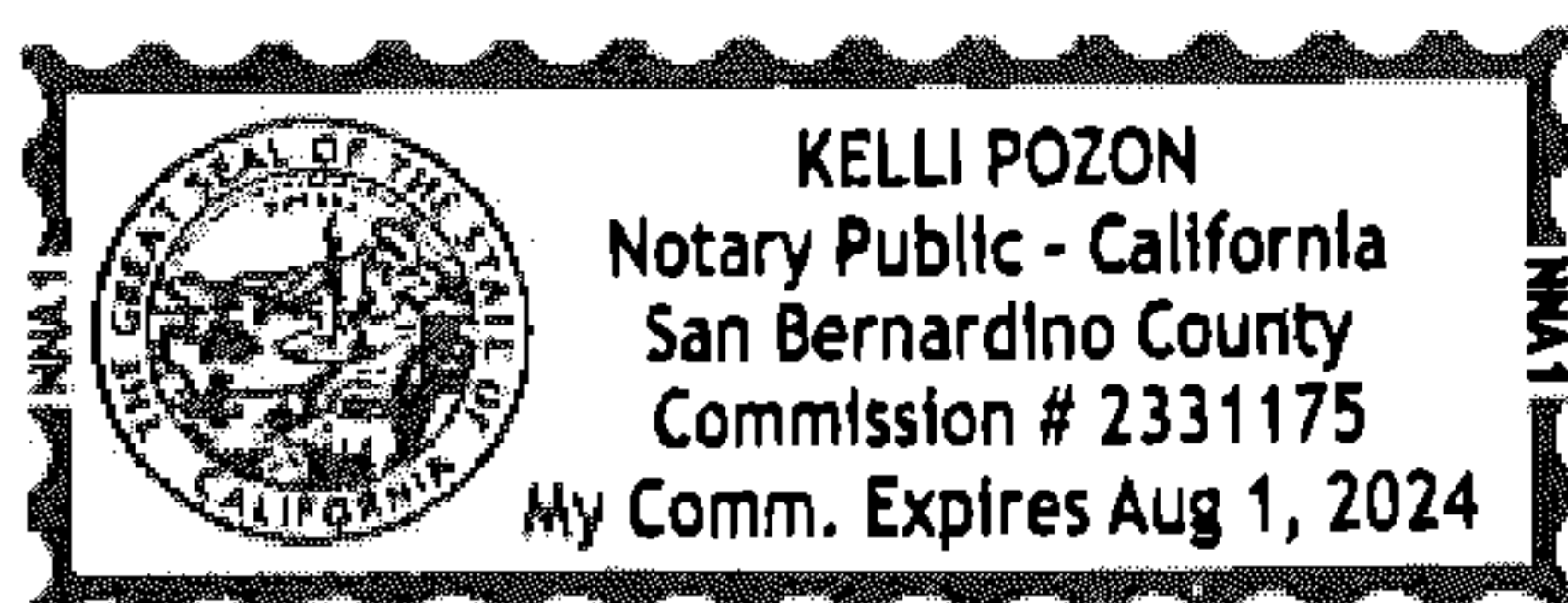
  
Luwei Zeng

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Panrong Xiao and Luwei Zeng**, 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 and as their act on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of July, 2023.



  
Notary Public

My commission expires: /

August 01, 2024

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

Grantor's Name	Panrong Xiao Luwel Zeng	Grantee's Name	Angus Roger Martin Felicity Anne Martin
Mailing Address	<u>2400 Ridgewood Dr #302</u> <u>Al Chino Hills, CA 91709</u>	Mailing Address	<u>204 Biltmore Circle</u> <u>AL Birmingham, AL 35242</u>
Property Address	204 Biltmore Circle Birmingham, AL 35242	Date of Sale	July 24, 2023
		Total Purchase Price	\$790,000.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 of 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 July 24th, 2023

Print Panrong Xiao

**Unattested**

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/25/2023 03:37:26 PM  
\$440.00 BRITTANI  
20230725000222300

**Form RT-1**

*Allen S. Bayl*