

20230830000261660

08/30/2023 10:32:07 AM

SEND TAX NOTICE TO:

Xiaofeng Zheng and ~~DEEDS~~ in 1/3

411 Cahaba River Estates

Hoover, AL 35244

This instrument prepared by:

Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Five Hundred Thousand And No/100 Dollars (\$500,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Edwin Underwood, Jr. and Elizabeth Underwood, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Xiaofeng Zheng and Xue Qin Lin and Shaozhou Jiang (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**:

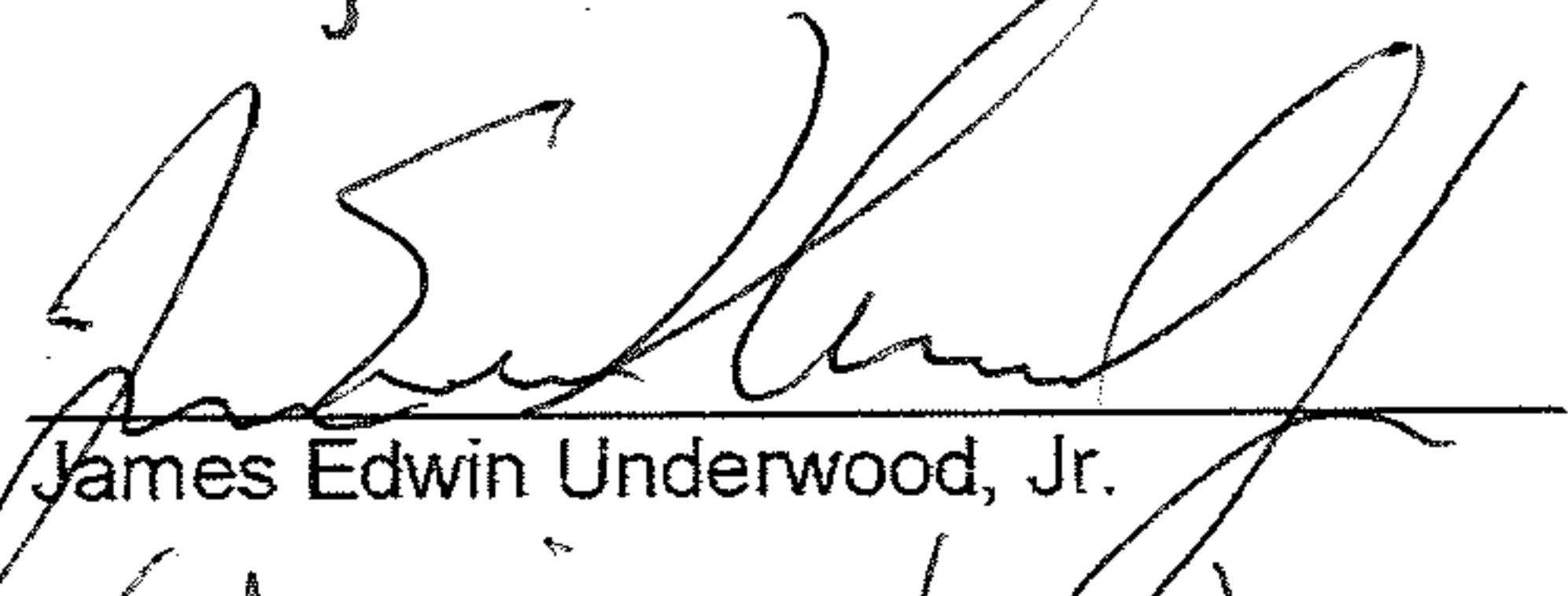
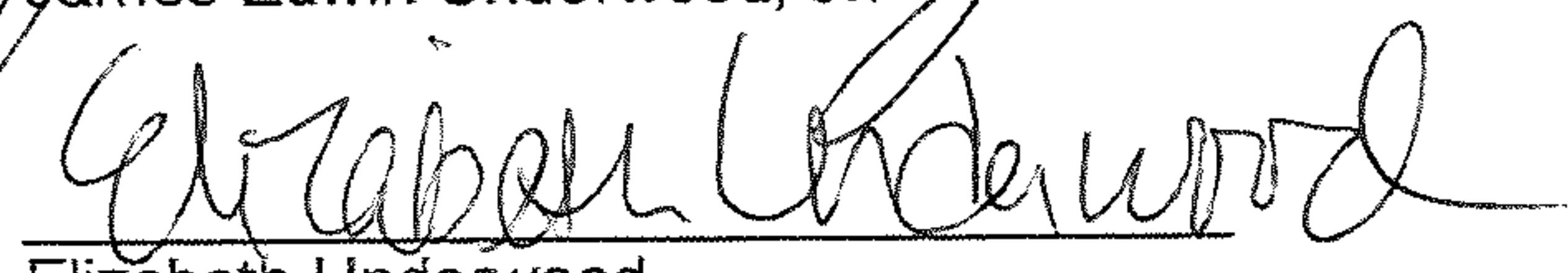
A parcel of land located in the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 658.97 feet; thence turn right 90 degrees 53 minutes and run east 32.34 feet to a point on the East right of way of Shelby County Highway No. 271 and the point of beginning; thence turn left 83 degrees 23 minutes 08 seconds and run North along said right of way 107.05 feet; thence turn right 75 degrees 50 minutes 04 seconds and run easterly 618.28 feet; thence turn right 96 degrees 37 minutes 40 seconds and run south 187.61 feet; thence turn right 90 degrees 55 minutes 24 seconds and run west 628.27 feet to the point of beginning; being situated in Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$400,000.00 executed and recorded simultaneously herewith.

**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 29<sup>th</sup> day of  
August, 2023.

  
James Edwin Underwood, Jr.  
  
Elizabeth Underwood

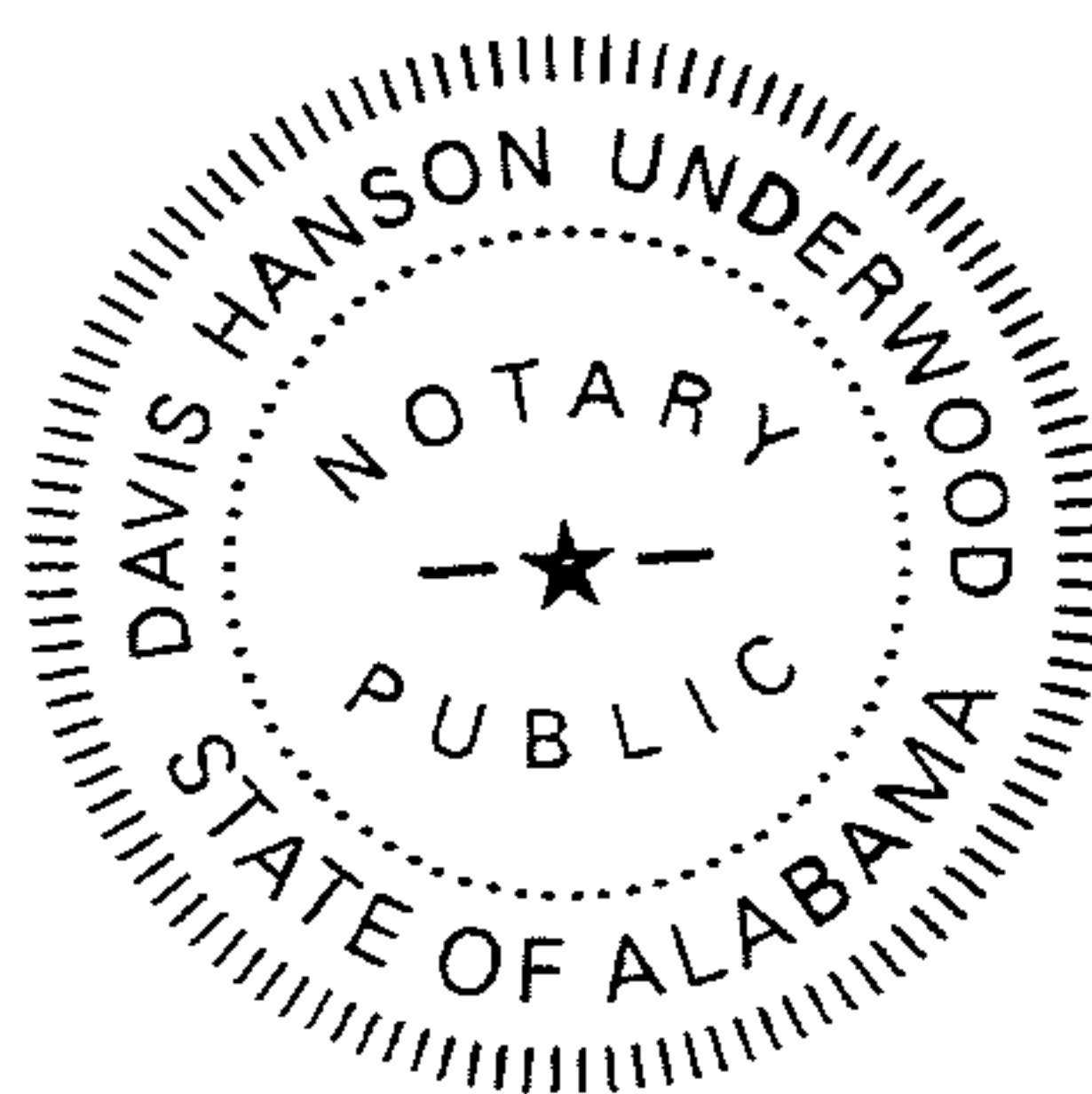
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Edwin Underwood, Jr. and Elizabeth Underwood whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29<sup>th</sup> day of August, 2023.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2027



## Real Estate Sales Validation Form

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

|                  |   |                         |  |
|------------------|---|-------------------------|--|
| Grantor's Name   | James Edwin Underwood, Jr. and<br>Elizabeth Underwood | Grantee's Name          | Xiaofeng Zheng and Xue Qin Lin and<br>Shaozhou Jiang |
| Mailing Address  | 411 Cahaba River Estates<br>Hoover, AL 35244          | Mailing Address         | 411 Cahaba River Estates<br>Hoover, AL 35244         |
| Property Address | 411 Cahaba River Estates<br>Hoover, AL 35244          | Date of Sale            | August 29, 2023                                      |
|                  |   | Total Purchase Price    | \$500,000.00   |
|                  |   | 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  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 - James Edwin Underwood, Jr. and Elizabeth Underwood, 411 Cahaba River Estates, Hoover, AL 35244.

Grantee's name and mailing address - Xiaofeng Zheng and Xue Qin Lin and Shaozhou Jiang, 411 Cahaba River Estates, Hoover, AL 35244.

Property address - 411 Cahaba River Estates, Hoover, AL 35244

Date of Sale - August 29, 2023.

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.

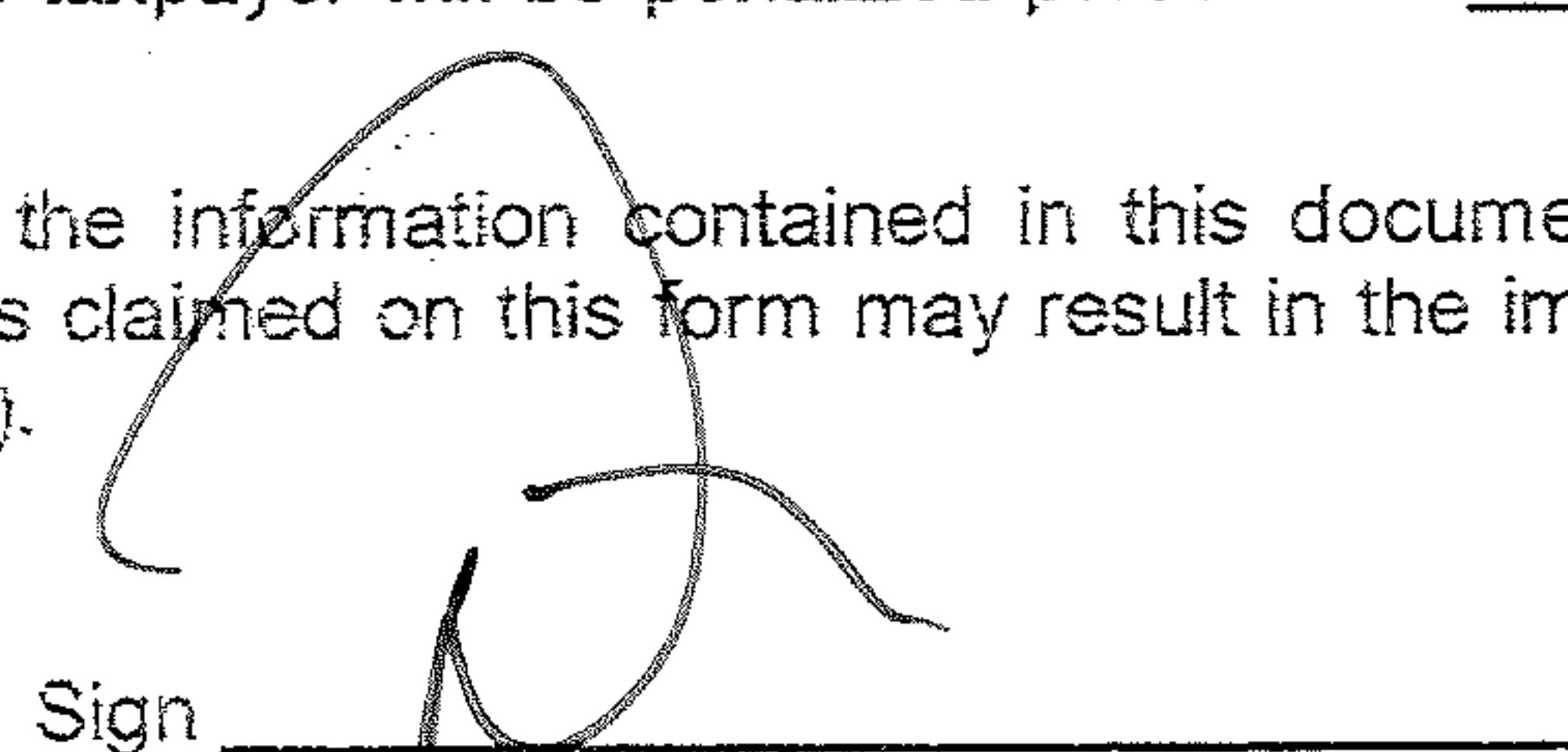
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 29, 2023

Sign \_\_\_\_\_

Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/30/2023 10:32:07 AM  
 \$129.00 BRITTANI  
 20230830000261660

*Allie S. Boyd*

