

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Jenkins Title, LLC
2100 Southbridge Parkway, Ste 650
Birmingham, AL 35209

Send Tax Notice To:
Xiaofeng Zheng
405 Cahaba River Estates
Hoover, AL 35244
Tax Parcel: 117260001004003
Property address:
405 Cahaba River Estates,
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00) to the undersigned Grantor, The **Charles Morgan and Anne Morgan, husband and wife** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Xiaofeng Zheng, a married woman** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 26, Township 19 South, Range 3 West and run South on the West line of said ¼ - ¼ Section a distance of 662.56 feet thence turn left 89°-07' and run East a distance of 32.34 feet to the East right-of-way line of County Road 271, said point being the point of beginning; thence continue East on same line a distance of 628.27 feet; thence turn left 90°-55'-24" and run North a distance of 202.61 feet; thence turn left 61 °-48'-56" and run Northwesterly a distance of 431. 79 feet; thence turn left 59°-15'-48" and run Southwesterly a distance of 303.00 feet to the East right-of-way line of County Road 271, said point being the point of beginning of a curve to the right having a radius of 214.84 feet and a central angle of 37°-00'; thence turn left 88°-23' to the tangent of said curve, thence run Southerly along the arc of said curve and along the East right-of-way line of said road a distance of 138.74 feet to the end of said curve, thence run Southwesterly along the extended tangent of said curve and along the East right-of-way line of said road a distance of 107.05 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land in the Northeast ¼ of the Northwest ¼ of Section 26, Township 19-South, Range 3-West, Shelby County, Alabama; described as follows: Commence at the Southwest Corner of said ¼ - ¼ Section; Thence run North along the West ¼ - ¼ line 658.97 feet; Thence turn right 90°-53' and run East 32.34 feet to a point on the East right-of-way of Shelby County Highway #271 and the point of beginning; thence turn left 83°-23'-08" and run North along said right-of-way 107.05 feet; Thence turn right 75°-50'-04" and run Easterly 618.28 feet; Thence turn right 96°-37'-40" and run South 187.61 feet; Thence turn right 90°-55'24" and run West 628.27 feet to the point of beginning. Said property being located in the NE ¼ of the NW ¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

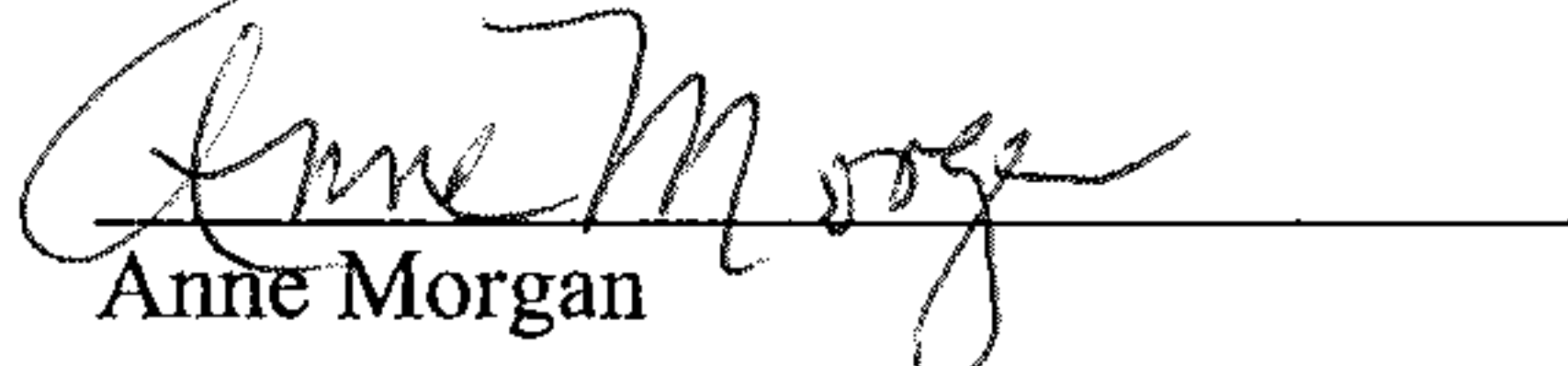
1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

\$270,000 of the purchase price is being financed with a purchase money mortgage, in favor of A&D Mortgage LLC.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 6th day of July, 2023.

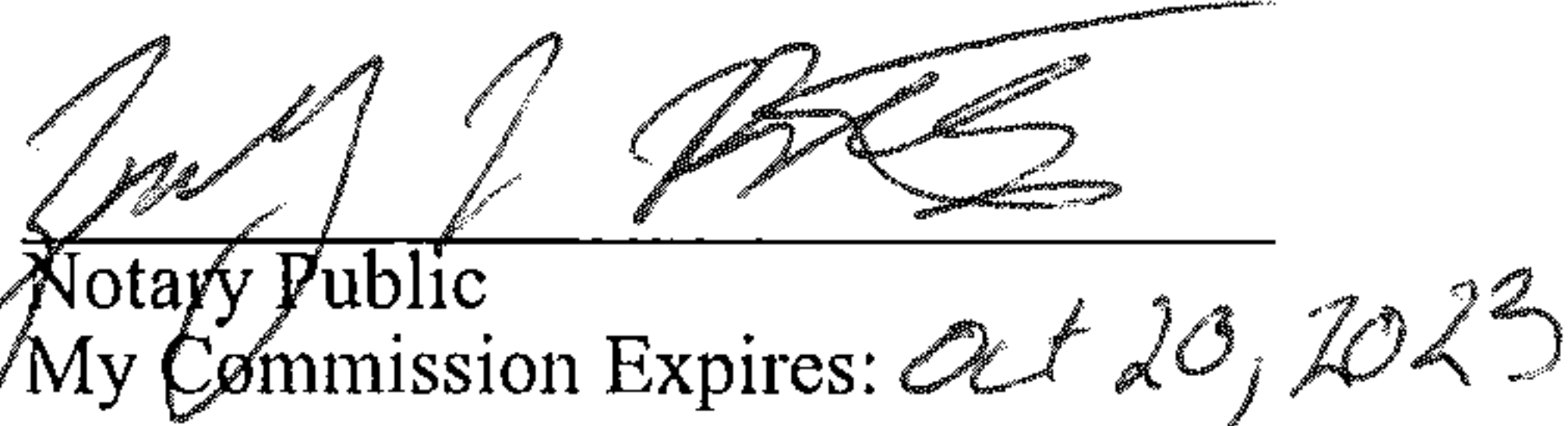

Charles Morgan

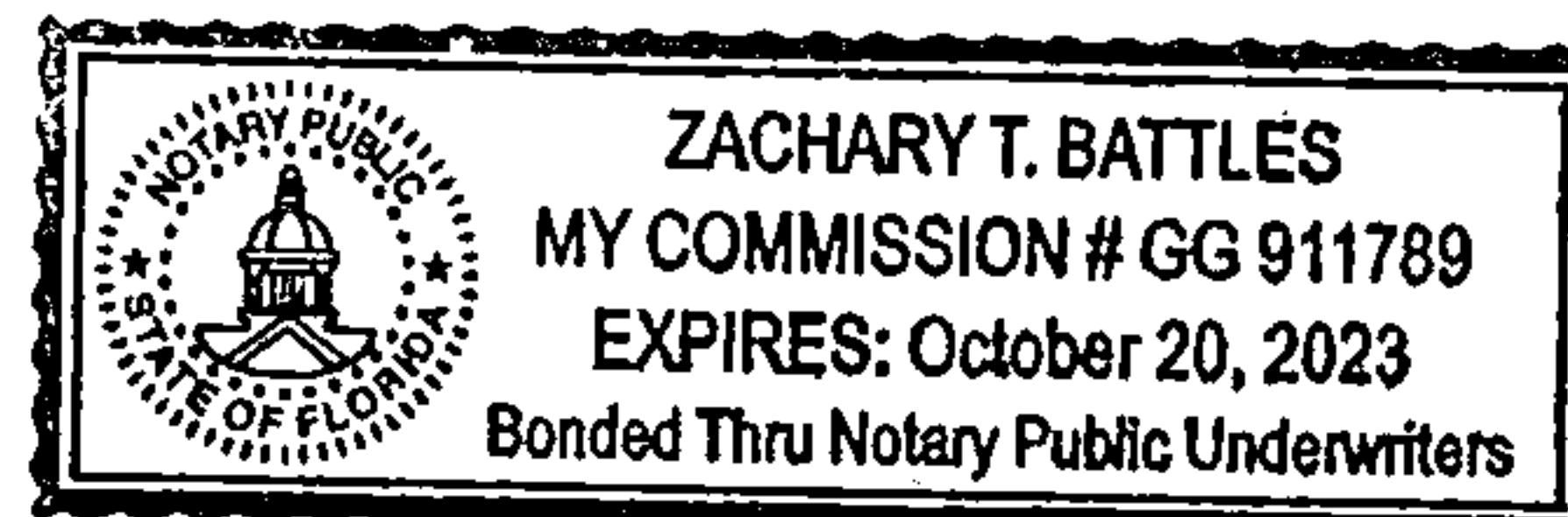

Anne Morgan

STATE OF Florida
COUNTY OF Santa Rosa

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Morgan and Anne Morgan whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2023.


Notary Public
My Commission Expires: Oct 20, 2023



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Charles Morgan and Anne Morgan	Grantee's Name: Xiaofeng Zheng
Mailing Address: 1625 Stanford Road Gulf Breeze, FL 32563	Mailing Address: 405 Cahaba River Estates Hoover, AL 35244
Date of Sale: 6th day of July, 2023	Total Purchase Price: 360,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 08:42:32 AM
\$115.00 PAYGE
20230913000275680

Allen S. Bayl