

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Moises A. Ramirez Flores**  
**P.O. Box 1504**  
**Columbiana, AL 35051**

## WARRANTY DEED

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Wei Tsai Yeh, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Moises A. Ramirez Flores** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

**SUBJECT TO:**

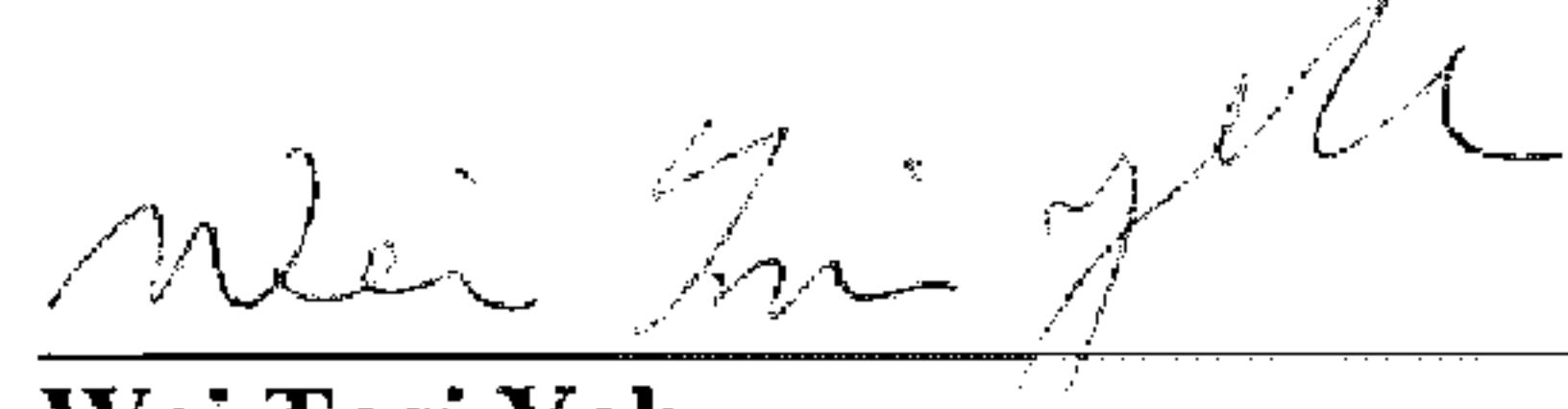
1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

\$50,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

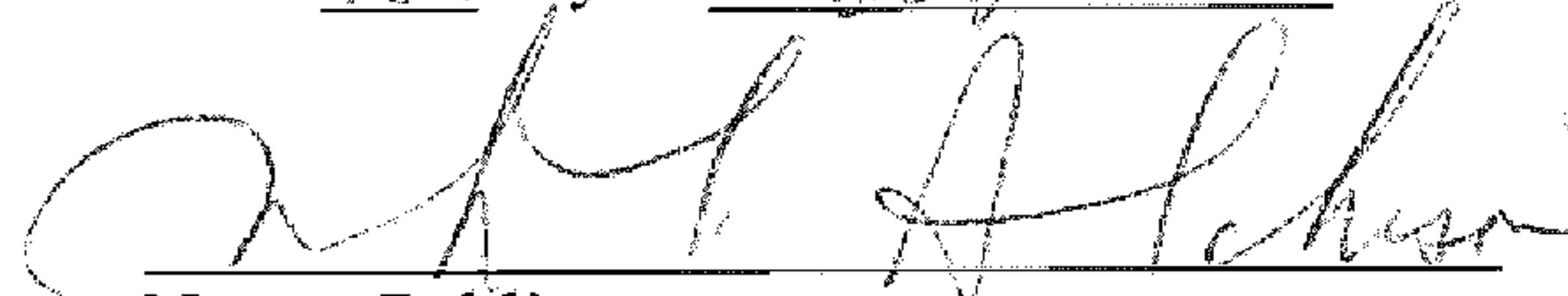
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18<sup>th</sup> day of Oct 2023.

  
Wei Tsai Yeh

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wei Tsai Yeh**, whose name is 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of Oct 2023.

  
Notary Public  
My Commission Expire

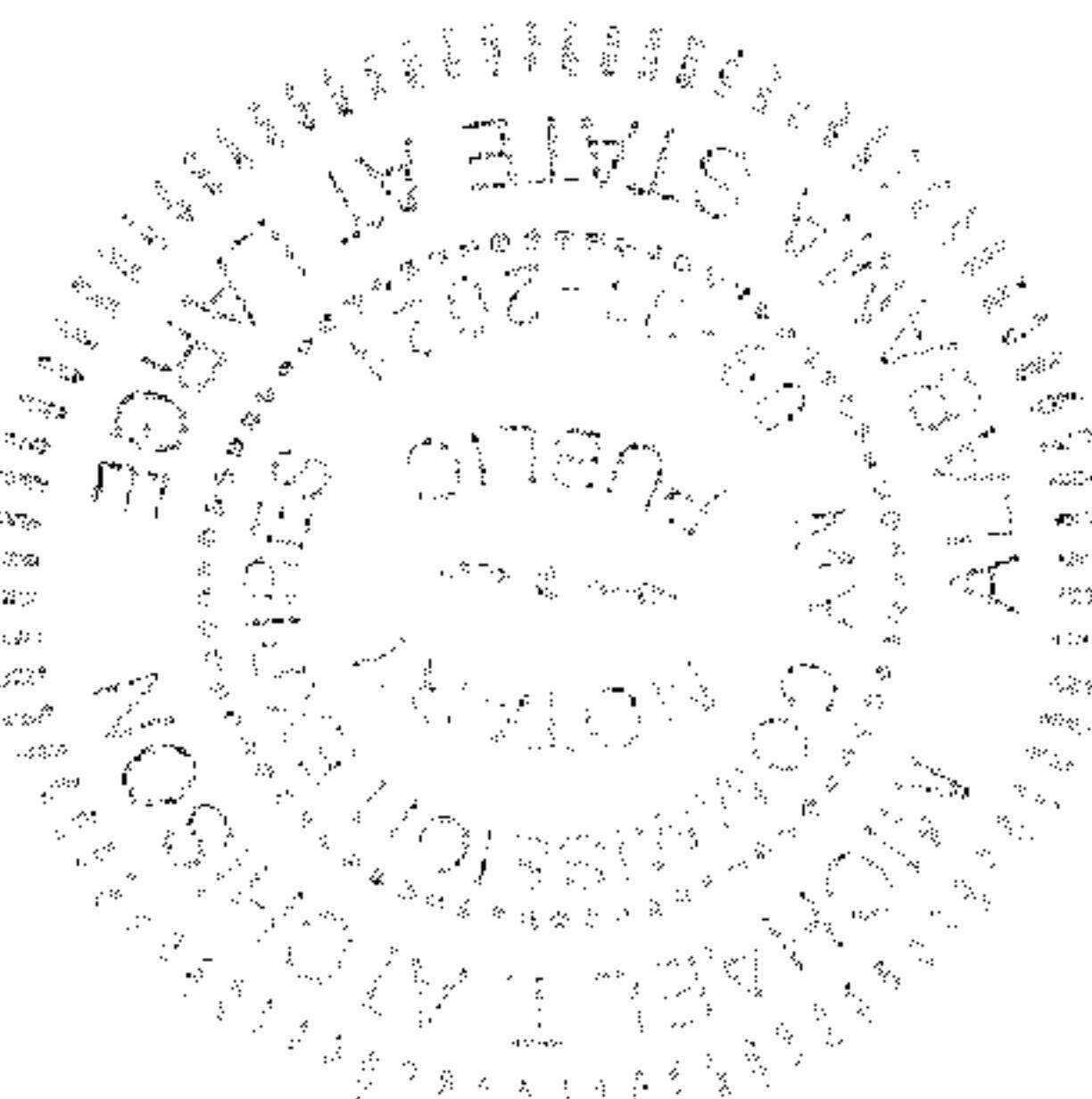


EXHIBIT A – LEGAL DESCRIPTION

Parcel I:

Commence at the SE corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 7, Township 21 South, Range 2 East; thence run West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 47.21 feet; thence 79 degrees 39 minutes right run Northwesterly for 272.95 feet to the point of beginning; thence continue last described course for 100.0 feet; thence 89 degrees 50 minutes right run 199.42 feet; thence 90 degrees 00 minutes right run 100.00 feet; thence 90 degrees 00 minutes right 199.71 feet to the point of beginning.

Situated in Shelby County, Alabama.

Parcel II:

A part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 21 South, Range 2 East, being more particularly described as follows:

From the SW corner of the Northeast Quarter of the Northeast Quarter of Section 7, Township 21 South, Range 2 East, run West a distance of 47.21 feet; thence right 79 degrees 39 minutes a distance of 372.95 feet to the point of beginning; thence continue a distance of 100.0 feet; thence right 89 degrees 50 minutes a distance of 199.13 feet; thence right 90 degrees 00 minutes a distance of 100.00 feet; thence right 99 degrees 00 minutes a distance of 199.42 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/19/2023 02:54:23 PM  
 \$29.00 PAYGE  
 20231019000309590

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name Wei Tsai Yeh  
 Mailing Address 155 Valentine Tr  
Wilsonville, AL 35186

Grantee's Name Moises A. Ramirez Flores  
 Mailing Address P. O. Box 1504  
Columbiana, AL 35051

Property Address 155 & 175 Valentine Tr  
Wilsonville, AL 35186

Date of Sale 18 Oct 2023  
 Total Purchase Price \$ 50,000.00  
 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  
 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 18 Oct 2023

Print Wei Tsai Yeh

Unattested

(verified by)

Sign

*Wei Tsai Yeh*

(Grantor/Grantee/Owner/Agent) circle one