

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
2820 Columbiana Road, Ste 100  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**  
LEI CHEN  
821 CREEKVIEW DRIVE  
PELHAM, AL 35124

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, TREY J. ZARZAU AND ANGELIQUE FRANCOISE GWINNER, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto LEI CHEN (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

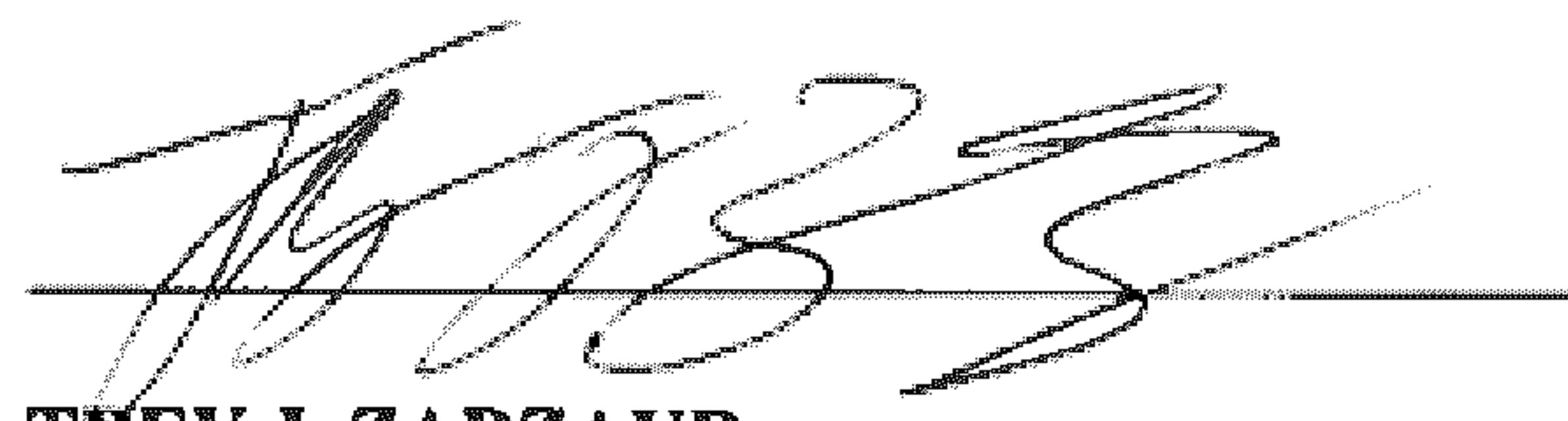
**LOT 46, BLOCK 1, ACCORDING TO MAP OF OAK MOUNTAIN ESTATES, SIXTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

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.

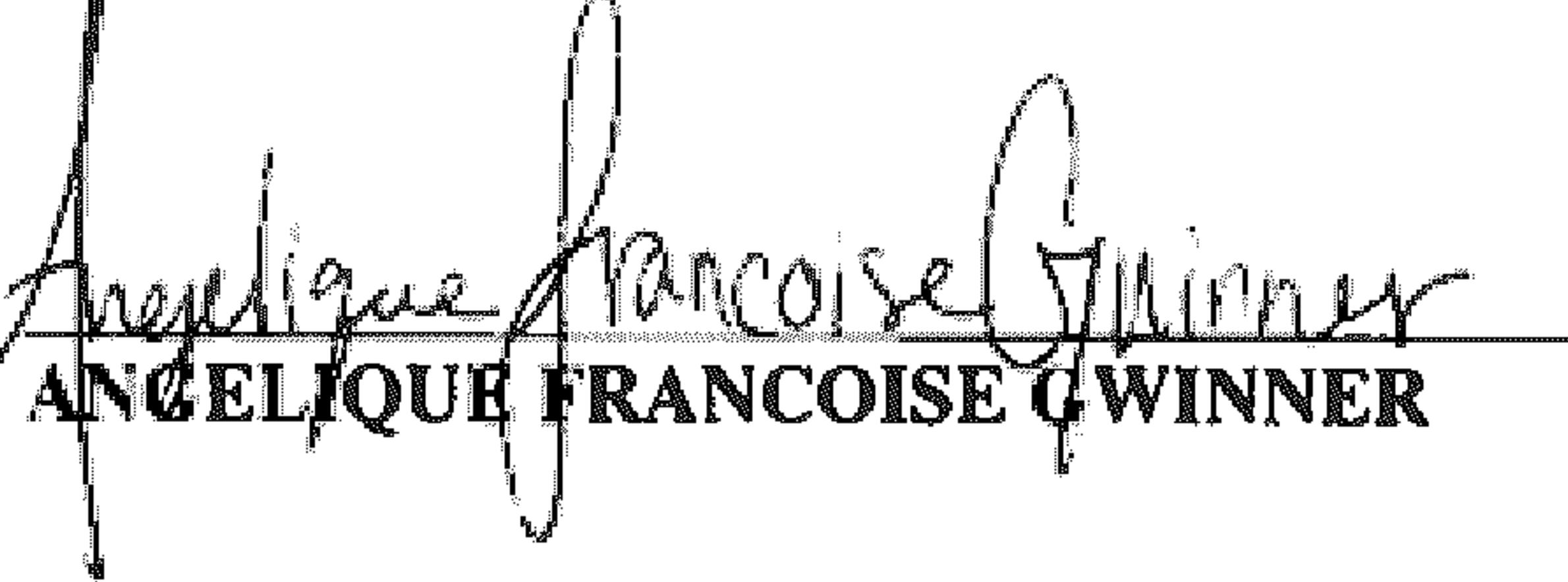
**\$196,000 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH**

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and his/her assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto their hands and seals, this 1st day of December, 2023.



TREY J. ZARZAUR

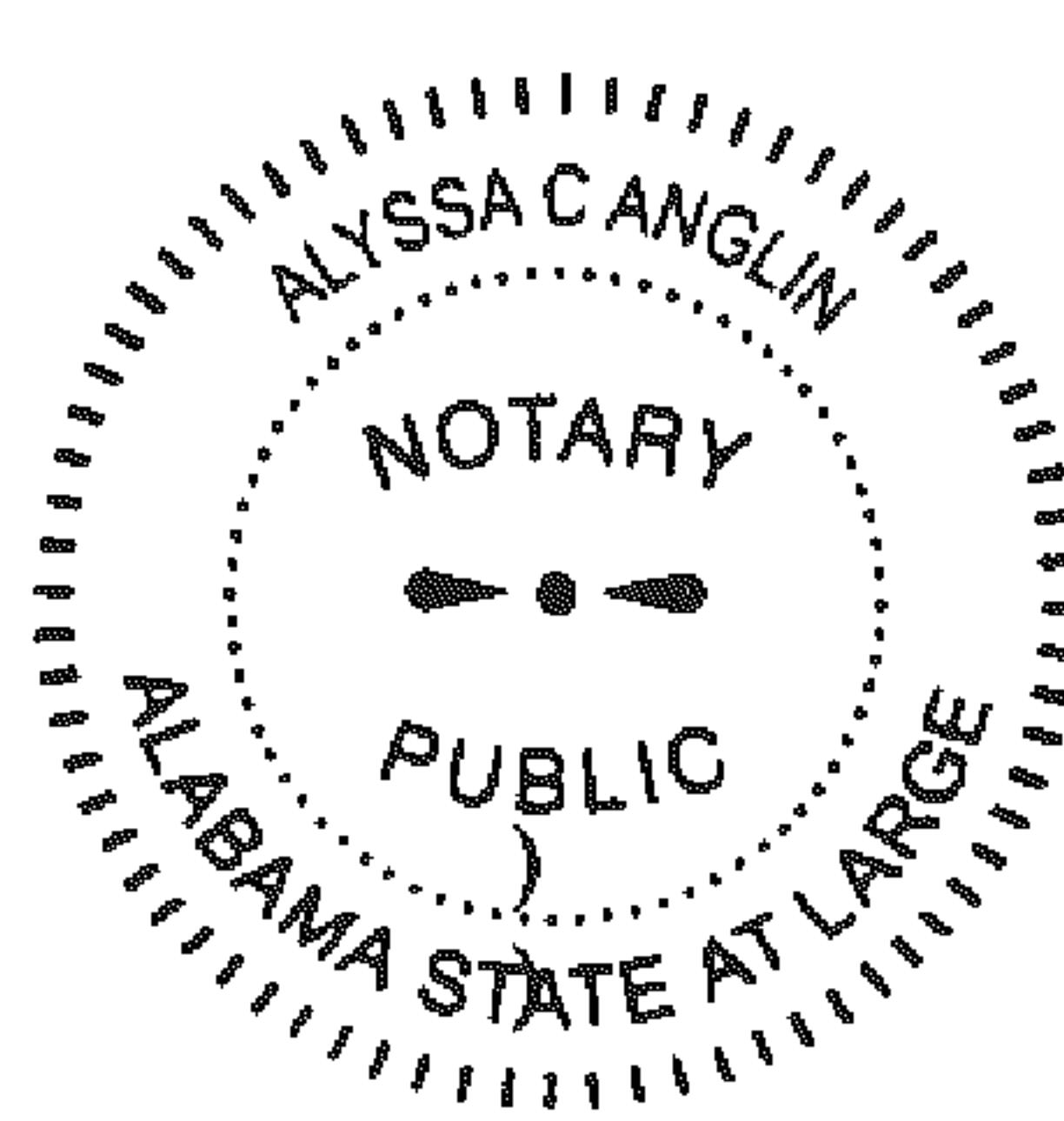


ANGELIQUE FRANCOISE GWINNER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, TREY J. ZARZAUR, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2023.

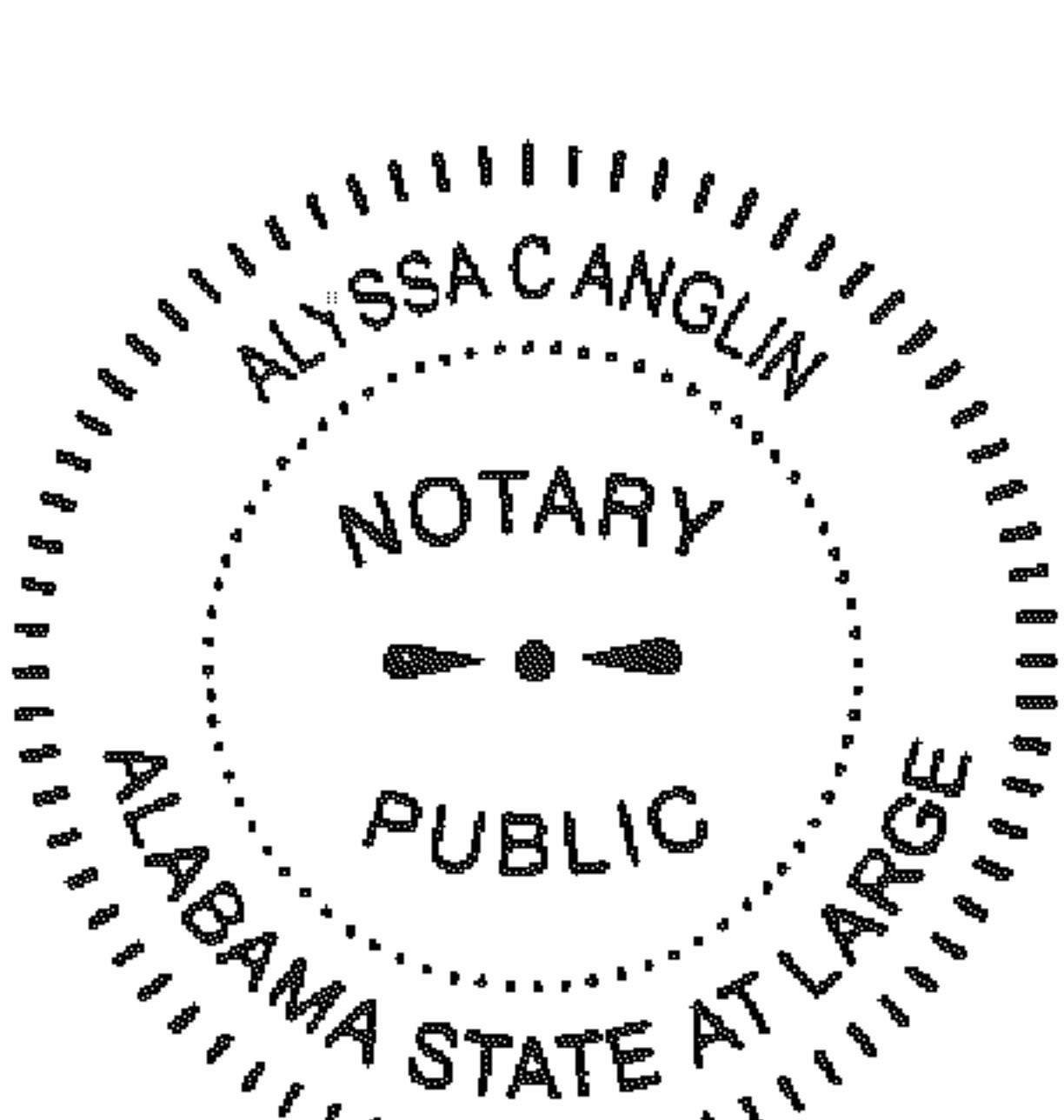


Alyssa Canglin  
Notary Public  
My Commission Expires: 6/4/2025

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ANGELIQUE FRANCOISE GWINNER 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2023.



Alyssa Canglin  
Notary Public  
My Commission Expires: 6/4/2025

## Real Estate Sales Validation Form

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

Grantor's Name TREY ZARZAU  
 Mailing Address c/o George Vaughn  
2820 COLUMBIANA ROAD, Suite 100  
Vestavia Hills, AL 35216

Grantee's Name LEI CHEN  
 Mailing Address 821 CREEKVIEW DRIVE  
PELHAM, AL 35124

Property Address 821 CREEKVIEW DRIVE  
PELHAM, AL 35124

Date of Sale DECEMBER 8, 2023  
 Total Purchase Price \$280,000  
 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 12/8/2023

Print George M. Vaughn

Unattested

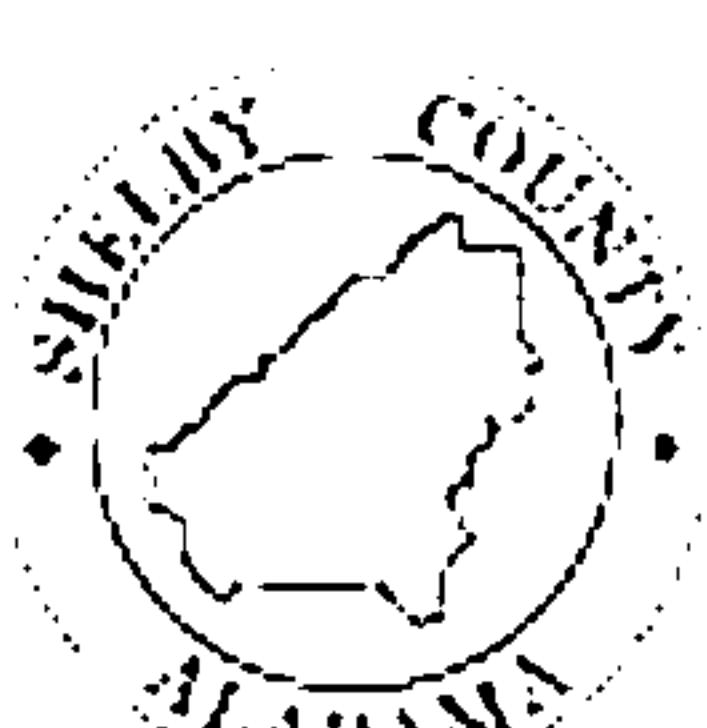
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/13/2023 08:17:29 AM  
 \$112.00 JOANN  
 20231213000358280

*Allie S. Bayl*