

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
111 Owens Pkwy #A  
Birmingham, AL 35244

Send Tax Notice To:  
Jianli Zhao  
2423 Birkshire Drive  
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 DOLLARS (\$110,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ROBERT E LANGSTON & ASSOCIATES INSURANCE, INC., an Alabama Corporation (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JIANLI ZHAO. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter, (2) Mineral and Mining Rights not owned by Grantor, (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning Classification and use restrictions.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized officer, has hereunto set its hand and seal this the 16th day of February, 2024.

Robert E Langston & Associates Insurance, Inc.

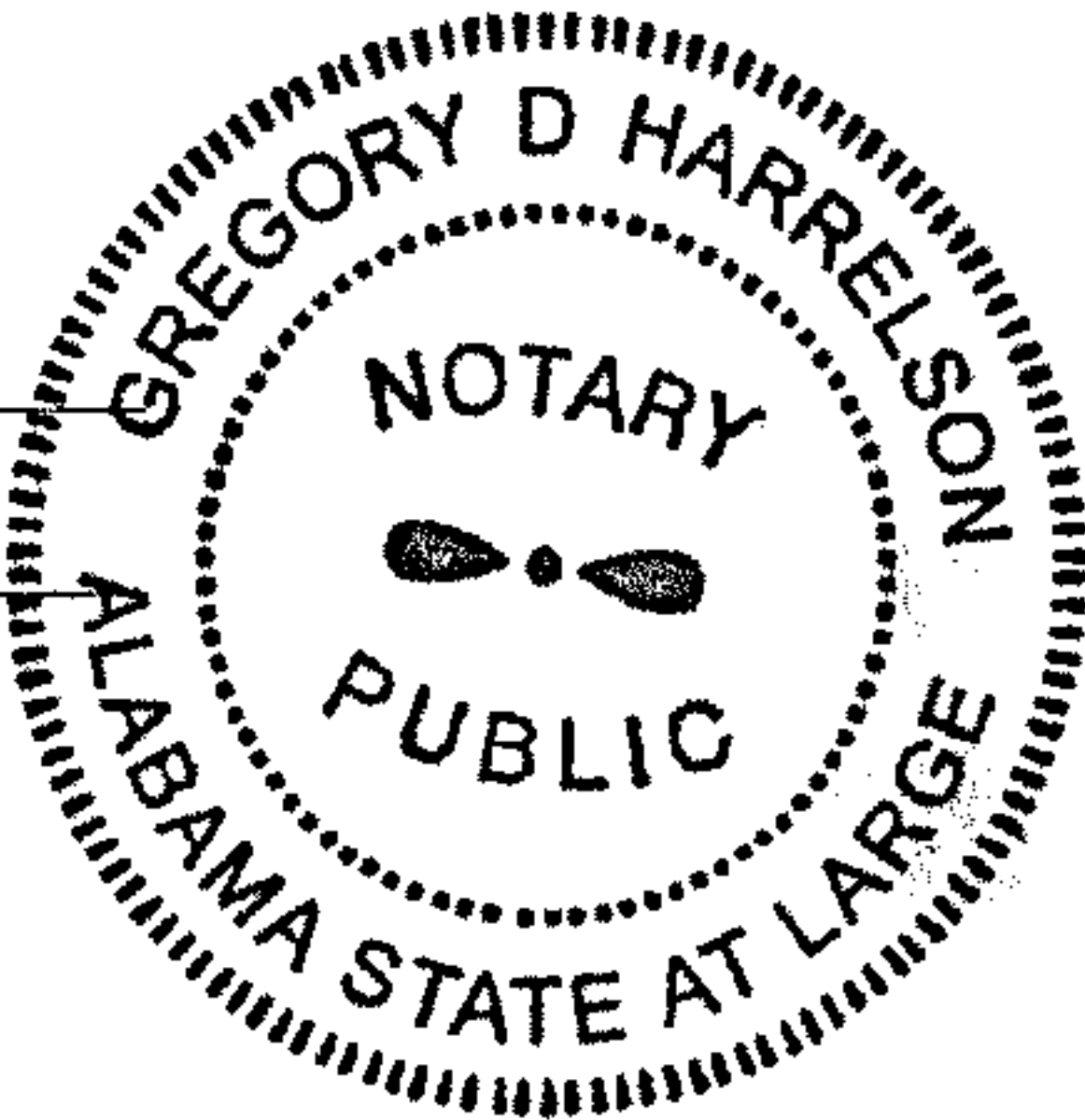
By: Robert E Langston  
Its: President

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E Langston, whose names as President of Robert E Langston & Associates Insurance, Inc., an Alabama Corporation, 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, as such Officer and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this the 16th day of February, 2024.

NOTARY PUBLIC  
My Commission Expires 8/21/27



**EXHIBIT "A"**

**Legal Description:**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:**

**Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 West, and from the East boundary of said 1/4 - 1/4 section line turn right 46°12'15" and run Southwesterly 845.41 feet, to the Point of Beginning; thence turn right 91°56'30" and run 537.85 feet to a point on the Southeasterly right of way line of Shelby County Highway 119; from said point turn left 90°00'00" and run along said right of way 503.00 feet; thence departing said right of way line turn left 91°00'00" and run 563.28 feet; thence turn left 91°56'30" and run 493.82 feet to the Point of Beginning.**

**Situated in Shelby County, Alabama.**

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

Grantor's Name Robert E Langston & Associates  
 Mailing Address 2433 Oneal Way  
Birmingham, AL 35242

Grantee's Name Jianli Zhao  
 Mailing Address 2423 Birkshire Dr  
Hoover, AL 35244

Property Address N/A

Date of Sale 02/16/2024

Total Purchase Price \$ 110,000

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/06/2024 10:19:40 AM  
 \$138.00 PAYGE  
 20240306000060710

*Ann S. Boyd*

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 - 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 2/16/2024

Print Robert E. Langston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**