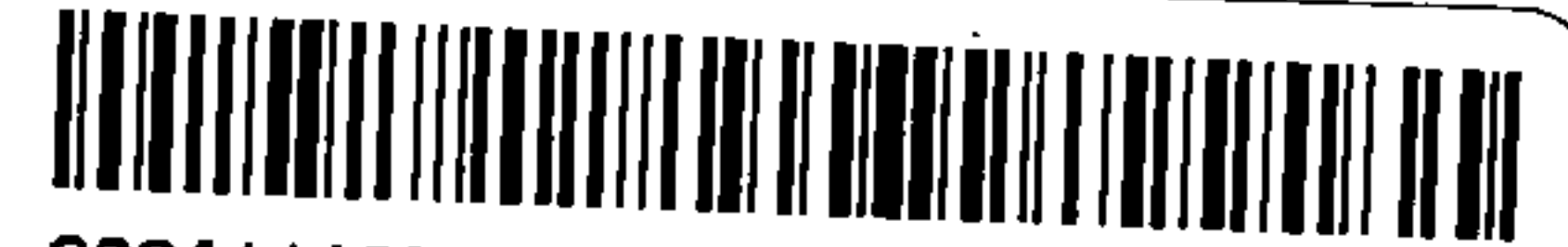


SEND TAX NOTICES TO:
Yuying Ye
140 heather Lane
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20241112000351490 1/3 \$178.00
Shelby Cnty Judge of Probate, AL
11/12/2024 01:52:58 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and no/100 Dollar (\$500.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **XIANJIAN YE, a married man** and **YUYING YE, a married woman** (herein referred to as "Grantors"), hereby grant, bargain, sell, and convey unto **YUYING YE, a married woman** (herein referred to as "Grantee") all Grantors' right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lots 209, according to the Survey of Ridge at Stonehaven Phase 2, as recorded in Map Book 28, Page 146, Shelby County, Alabama Records.


Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2024 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTORS do for their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantors are lawfully seized in fee simple of the premises, that it is free from all encumbrances, unless otherwise noted above, that Grantors have good title to sell and convey the same as aforesaid, and that Grantors will and their heirs, executors, successors and assigns shall warranty and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the Grantors.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed on the 11 day of November, 2024.


(GRANTOR) XIANJIAN YE


(GRANTOR) YUYING YE

Shelby County, AL 11/12/2024
State of Alabama
Deed Tax: \$150.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



20241112000351490 2/3 \$178.00
Shelby Cnty Judge of Probate, AL
11/12/2024 01:52:58 PM FILED/CERT

I, YUE LI, the undersigned, a Notary Public in and for said County, in said State, hereby state that XIANJIAN YE and YUYING YE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of November, 2024.

Yue Li
NOTARY PUBLIC

My Commission Expires: 07/21/2027

THIS INSTRUMENT PREPARED BY:

Yue Li, Attorney at Law
Law Office of Yue Li, LLC
2230 3rd Avenue North
Birmingham, Alabama 35203

The preparer of this instrument has prepared same with information provided by the Grantor and has not relied on a title search of the property; therefore, the Preparer makes no warranties or representations as to the status of the property conveyed herein.

Real Estate Sales Validation Form

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

Grantor's Name XIANJIAN YE & YUYING YE
Mailing Address 140 Heather Lane
Pelham, Alabama 35124

Grantee's Name YUYING YE
Mailing Address 140 Heather Lane
Pelham, Alabama 35124

Property Address 140 Heather Lane
Pelham, Alabama 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 299100/2=\$149,550.00



20241112000351490 3/3 \$178.00
Shelby Cnty Judge of Probate, AL
11/12/2024 01:52:58 PM FILED/CERT

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 Tax Assessor

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 11/12/2024

Print Yue Li

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1