

Send tax notice to:
Dan Edward Zabowski
132 Magnolia Ridge Circle
Chelsea, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025279

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Three Thousand and 00/100 Dollars (\$323,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Melvin A Walker and Belinda B Walker, Husband and Wife** whose mailing address is: 110 County Road 322, Florence, AL 35042 (hereinafter referred to as "Grantors") by **Dan Edward Zabowski and Meng Yang and Xinyao Zhu** whose property address is: **132 Magnolia Ridge Circle, Chelsea, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 430, according to the Survey of Windstone IV, as recorded in Map Book 27, page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Windstone IV, as recorded in Map Book 27, Page 55, in the Probate Office of Shelby County, Alabama.

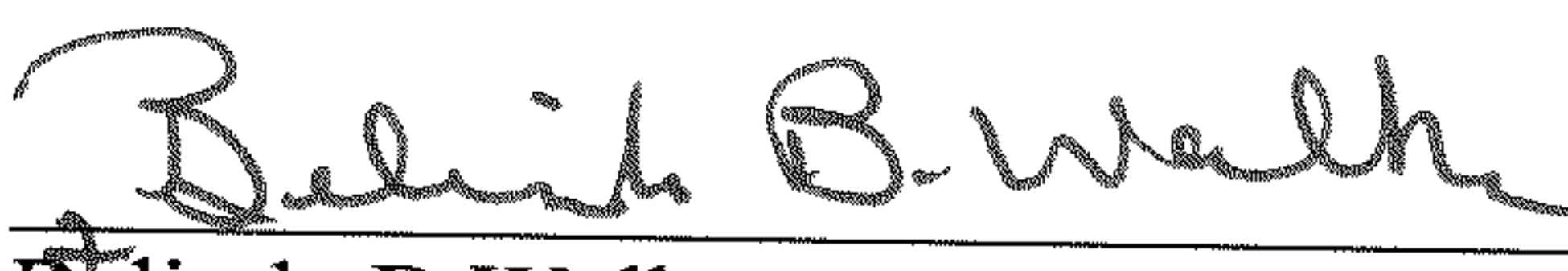
\$258,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2 day of September, 2025.

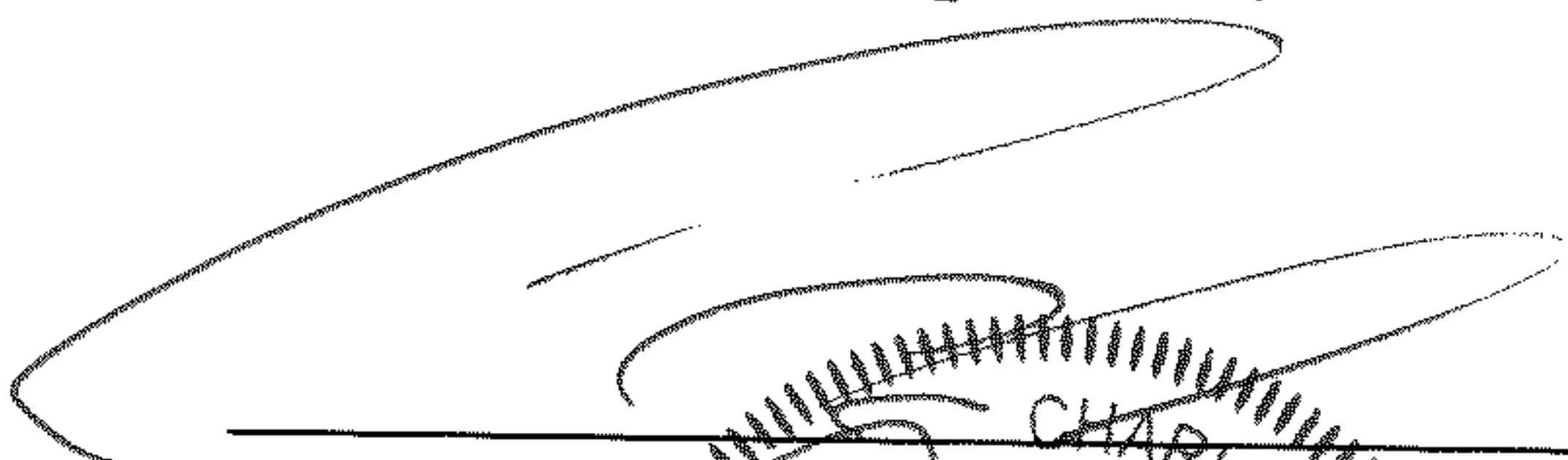
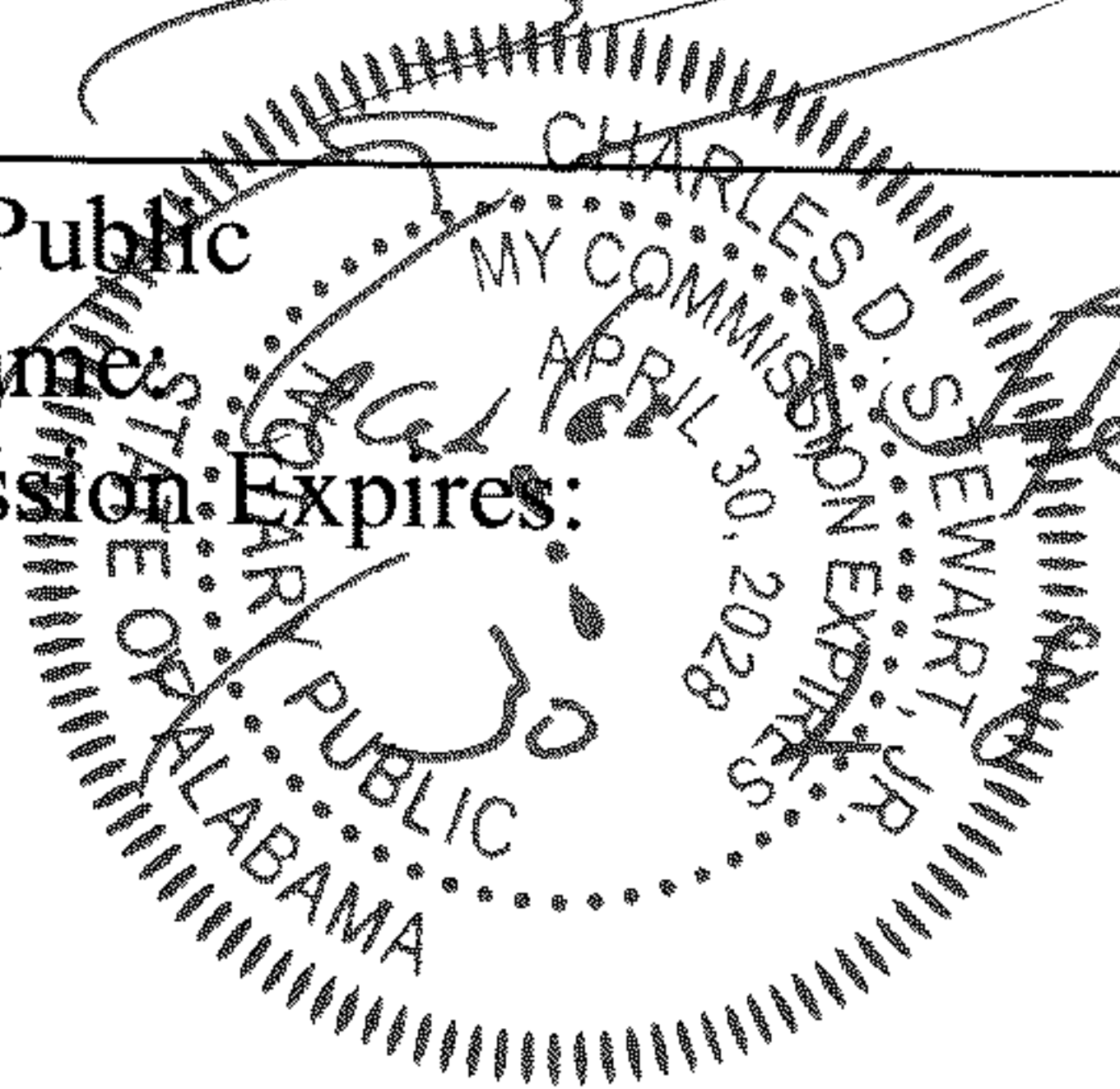

Melvin A Walker


Belinda B Walker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melvin A Walker and Belinda B Walker whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of September, 2025.


Notary Public
Print Name: Charles D. Semart, Jr.
Commission Expires: April 30, 2028




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2025 11:56:39 AM
\$91.00 PAYGE
20250903000270400

