

This instrument was prepared by:  
**Gilmer T. Simmons**  
**David P. Condon, P.C.**  
**100 Union Hill Drive Suite 200**  
**Birmingham, AL 35209**

Send tax notice to:  
  
**Steven Bryan Gongwer**  
**1168 Windsor Square**  
**Hoover, AL 35242**

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$375,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Jing Chang, an unmarried person**

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

**Steven Bryan Gongwer**

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 60, according to the Survey of Windsor Court Phase 2, as recorded in Map Book 58, Page 72 A & B, in the Probate Office of Shelby County, Alabama.**

**\$363,750.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his/her heirs and assigns, forever;

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

IN WITNESS WHEREOF, I have set my hand and seal, this 1 day of October, 2025.

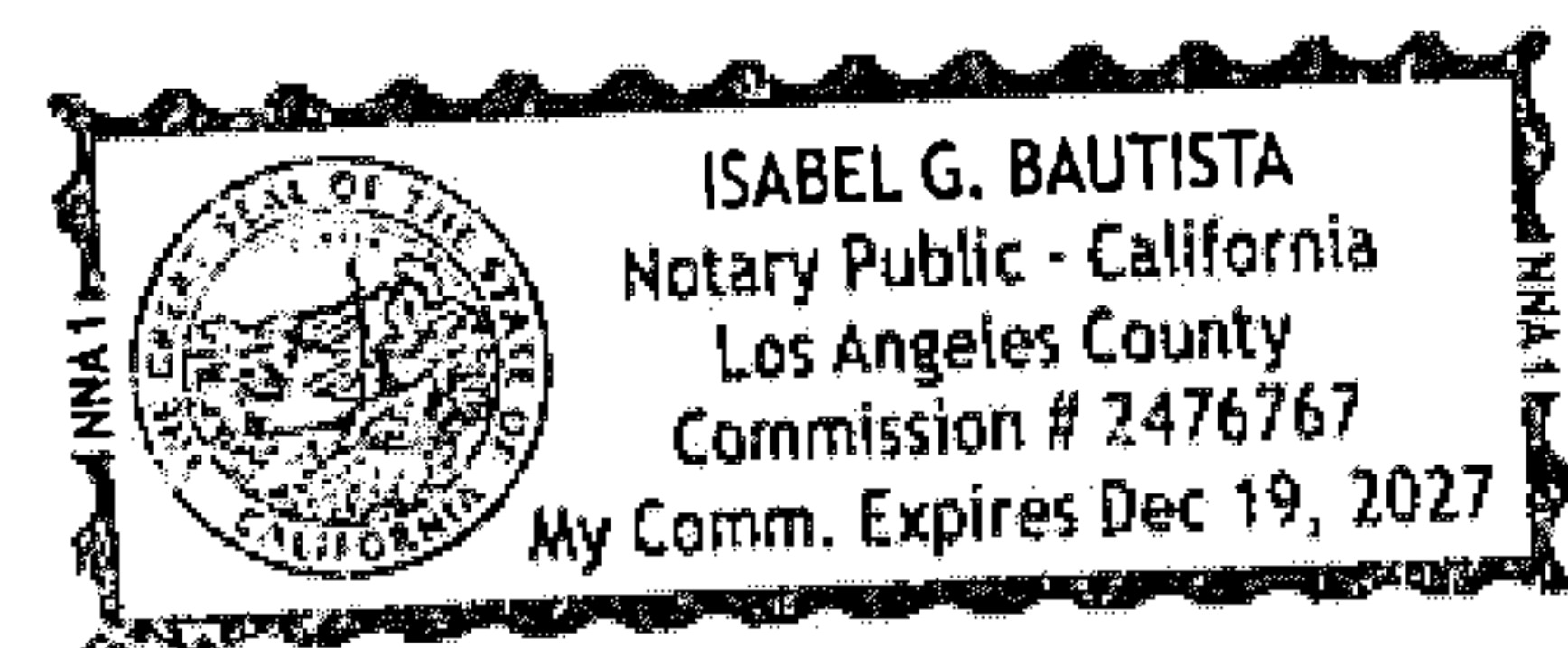
Jing Chang  
Jing Chang

STATE OF California  
COUNTY OF Los Angeles

I, the undersigned Notary Public in and for said County and State, hereby certify that Jing Chang, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of October, 2025.

Isabel G. Bautista  
Notary Public  
My Commission Expires: Dec. 19, 2027



Real Estate Sales Validation Form

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

Grantor's Name	Jing Chang	Grantee's Name	Steven Bryan Gongwer
Mailing Address	1168 Windsor Square Hoover, AL 35242	Mailing Address	1168 Windsor Square Hoover, AL 35242
Property Address	1168 Windsor Square Hoover, AL 35242	Date of Sale	10/06/2025
		Total Purchase Price	\$375,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	10/06/2025	Print	Gilmer T. Simmons
<input type="checkbox"/> Unattested		Sign	Gilmer T. Simmons
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/10/2025 03:18:09 PM  
\$39.50 JOANN  
20251010000313900

Allen S. Boyd