

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Jenkins Title, LLC
416 Pirkle Ferry Road, Suite L-100
Cumming, GA 30040

Send Tax Notice To:
Rong Zhang Weng and Jinhua Chen
5017 Simms Ridge, Pelham, AL
35124 Tax Parcel: 14 9 30 0 000
077.000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (\$438,000.00) to the undersigned Grantor, **Deborah H. Calder, Trustee of the Deborah H. Calder Revocable Trust, and Barbara J. Montano, Trustee of the Barbara J. Montano Revocable Trust** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Rong Zhang Weng and Jinhua Chen, a married couple, as joint tenants with right of survivorship** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 213, according to the Amended Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 49, being an amendment of the Final Plat of Simms Landing, Phase 2A, as recorded in Map Book 57, Page 19, each in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

SOURCE OF TITLE: The property described herein is the same property conveyed to Grantors by deed recorded in Instrument No. **20250224000054810** , in the Office of the Judge of Probate of Shelby County, Alabama.

See Certificate of Trust as Exhibit A.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 10th day of November, 2025.

Deborah H. Calder
Deborah H. Calder, Trustee of the Deborah H. Calder Revocable Trust

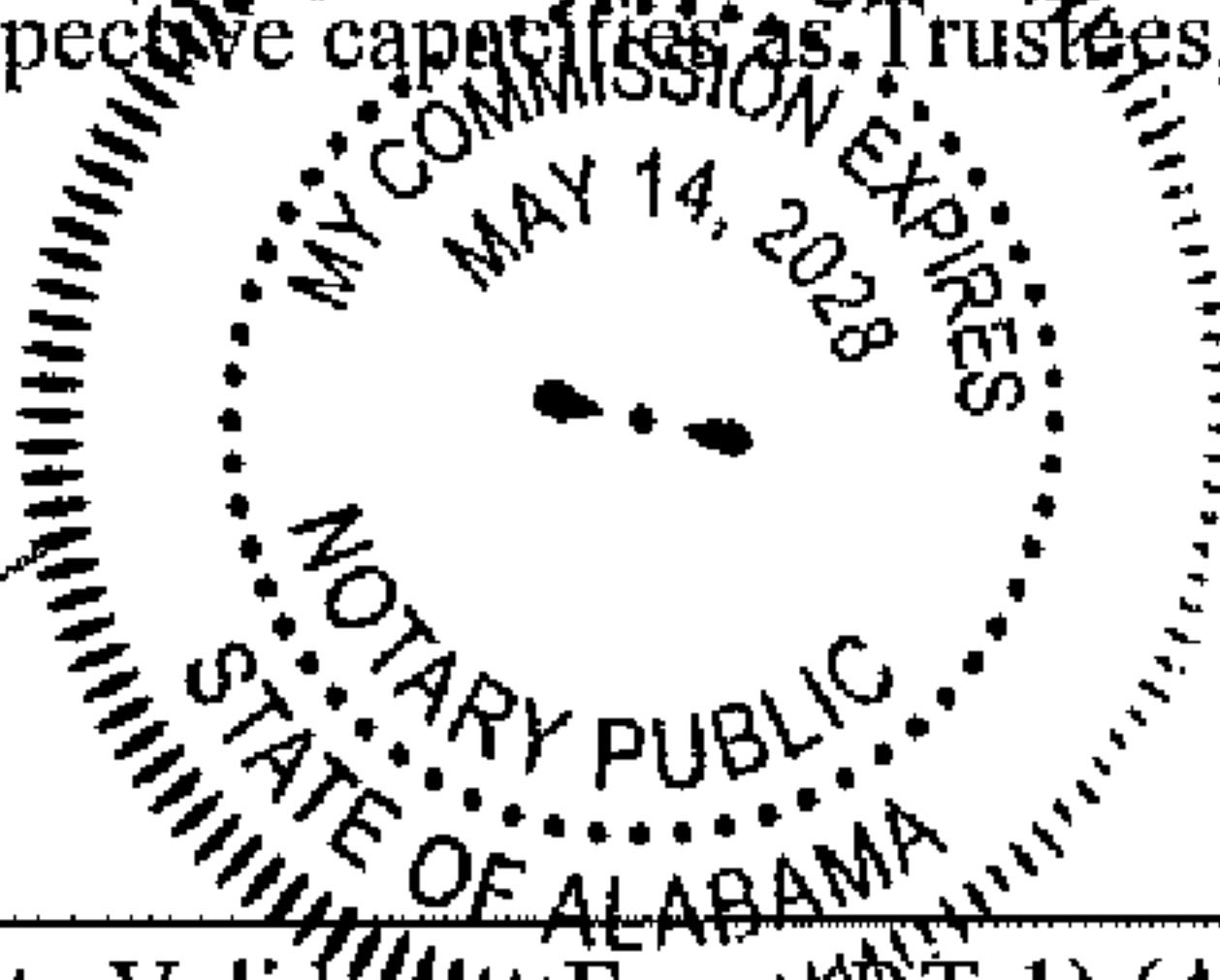
Barbara J. Montano
Barbara J. Montano, Trustee of the Barbara J. Montano Revocable Trust

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Deborah H. Calder, Trustee of the Deborah H. Calder Revocable Trust, and Barbara J. Montano, Trustee of the Barbara J. Montano Revocable Trust, whose names are signed to the foregoing instrument, and ~~with~~ known to me (or have been satisfactorily proven), acknowledged before me on this 10th day of November, 2025, that, being informed of the contents of the instrument, they executed the same in their respective capacities as Trustees, and voluntarily for the purposes therein stated.

WITNESS my hand and official seal.

[Signature]
Notary Public, State of Alabama
My Commission Expires: 5/14/2028



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Deborah H. Calder, Trustee of the Deborah H. Calder Revocable Trust and Barbara J. Montano, Trustee of the Barbara J. Montano Revocable Trust	Grantee's Name: Rong Zhang Weng and Jinhua Chen
Mailing Address: 5176 Point Shores Ln, Gulf Breeze, FL 32563	Mailing Address: 5017 Simms Ridge, Pelham, AL 35124
Date of Sale: 10th day of November, 2025	Total Purchase Price: 438,000.00
Verify purchase price with: Contract & Settlement Statement	

Exhibit A

Prepared by and when recorded return to:

LITVAK BEASLEY WILSON & BALL, LLP
226 East Government Street
PENSACOLA, Florida 32502

(Space above this line reserved for recording office use only)

CERTIFICATE OF TRUST

I. **Trust Name and Date.** The following trust (referred to herein as the "Trust") is the subject of this Certificate of Trust:

The DEBORAH H. CALDER REVOCABLE TRUST, dated
March 27, 2017 (referred to herein as the "Trust Agreement")

The Trust currently exists and is in full force and effect.

II. **Grantor and Trustee.** The grantor (referred to herein as the "Grantor") of the Trust is:

DEBORAH H. CALDER

The Trust is currently being managed by the following trustee (referred to herein as the "Trustee"):

DEBORAH H. CALDER, 3651 Don Janeal Road, Pensacola, Florida 32526

III. **Powers of Trustee.** The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

IV. **Revocability.** The Grantor may alter, amend, revoke or terminate the Trust. The Trust has not terminated or been revoked, modified, or amended in any manner that would cause the

representations contained in this Certification of Trust to be incorrect, and there have been no amendments limiting the powers of the Trustee over the property of the Trust.

V. **Authority of Multiple Trustees.** When multiple trustees are serving as co-trustees of the Trust, the decision of a majority of the co-trustees shall control in order to exercise powers of the trustee. Any writing signed by the persons whose decision shall control shall be valid and effective for all purposes as if signed by all such Trustees.


VI. **Manner In Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

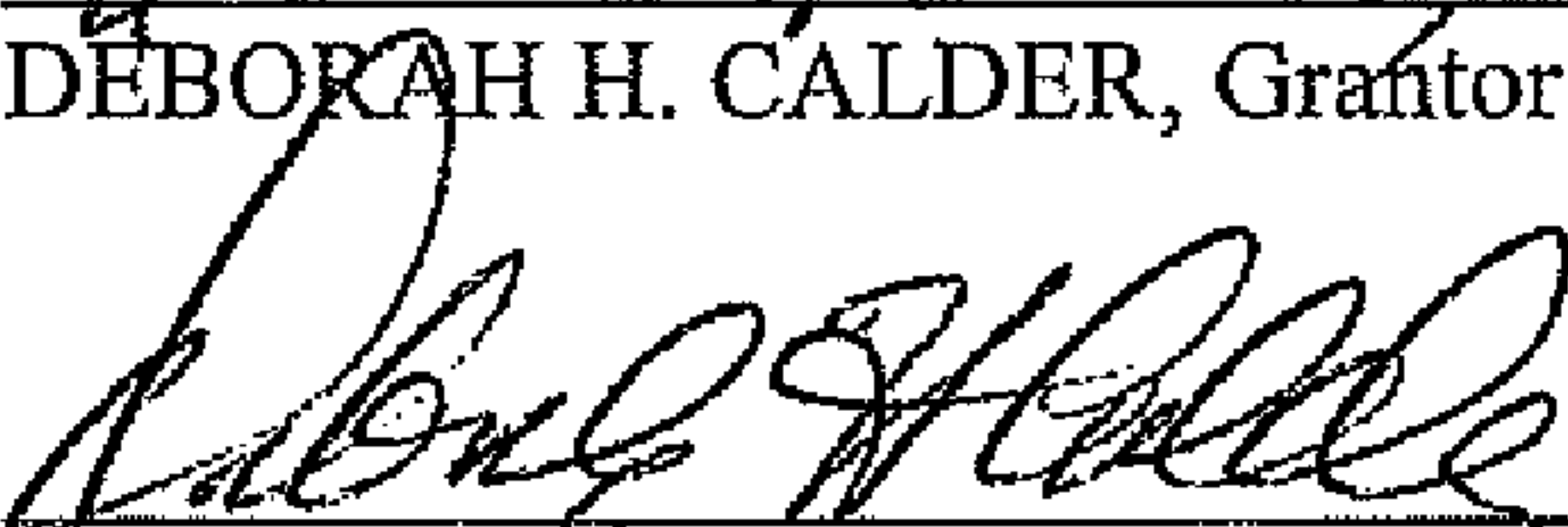
"DEBORAH H. CALDER, Trustee of the DEBORAH H. CALDER REVOCABLE TRUST"

VII. **Personal Nature of Trust.** The Trust provisions are not attached to this Certificate of Trust because they are of a personal nature and set forth the distribution of Trust property. They do not modify the powers of the Trustee. The signatory of this Certificate of Trust is currently the acting Trustee of the Trust and declares that the foregoing statements are true and correct, under penalty of perjury.

VIII. **Validity of Copies of This Certificate of Trust.** A copy of this Certificate of Trust shall be just as valid as the original.

IN WITNESS WHEREOF, the Grantor and the Trustee have hereunto set their hands as of the date of the notary's acknowledgment below.


DEBORAH H. CALDER, Grantor


DEBORAH H. CALDER, Trustee

We, the undersigned witnesses, certify that the foregoing instrument was signed by the Grantor in our presence as of the date of the notary's acknowledgment below, and declared by her to be her Certificate of Trust, and such instrument was signed by the Trustee in our presence as of the date of the notary's acknowledgment below, and we, the undersigned witnesses, sign

our names hereunto as witnesses at the request and in the presence of the Grantor and the Trustee, and in the presence of each other, on March 27, 2017.

Susan Buttel
Witness Signature Susan Buttel

226 E. Government St.
Street Address

Pensacola, FL 32502
City, State and Zip Code

Leslie Moore
Witness Signature

226 E. Government St.
Street Address

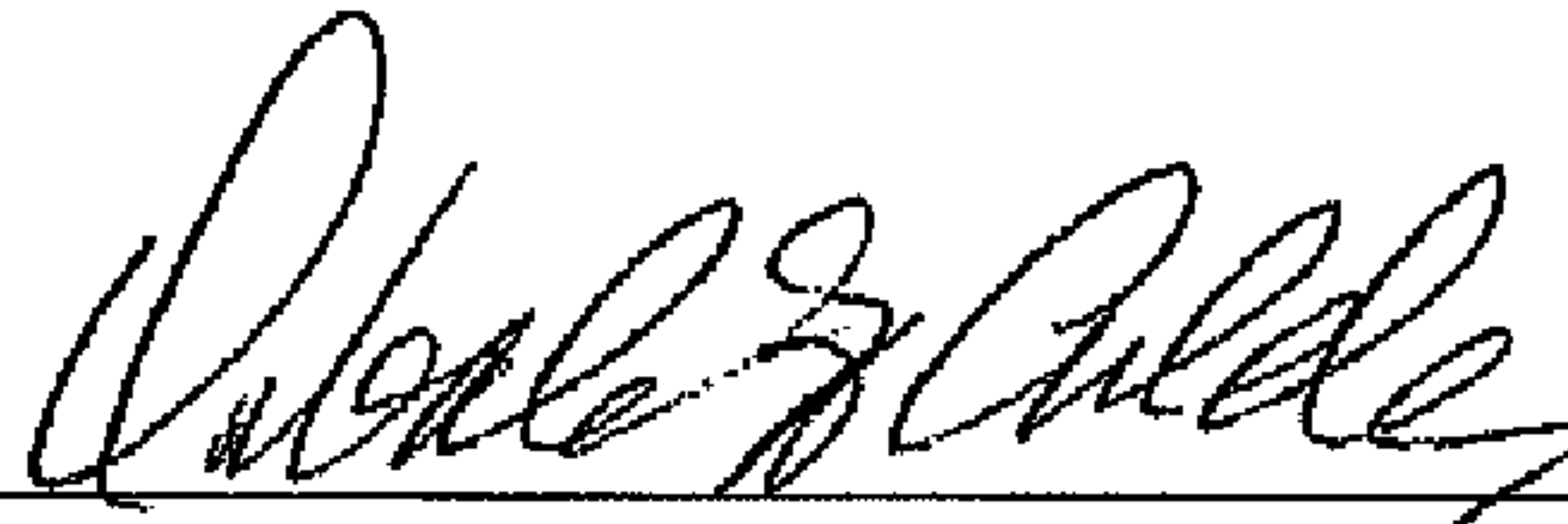
Pensacola, FL 32502
City, State and Zip Code

STATE OF FLORIDA

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§

COUNTY OF ESCAMBIA

WE, the undersigned, being the Grantor, the Trustee, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Grantor and the Trustee, in the presence of witnesses, signed the instrument as the Grantor's Certificate of Trust, that such Grantor and Trustee signed such instrument, that the Grantor and the Trustee signed such instrument willingly, and that each of the witnesses, in the presence of the Grantor and the Trustee and in the presence of each other, signed the Certificate of Trust as a witness.



DEBORAH H. CALDER, Grantor and Trustee



Witness Signature Susan Butell

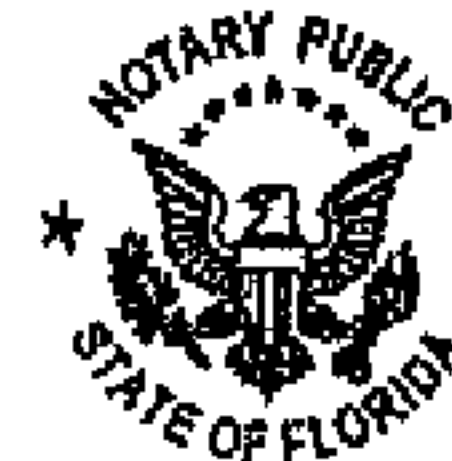


Witness Signature Leslie Moore

SUBSCRIBED AND SWORN TO before me by DEBORAH H. CALDER, Grantor and Trustee, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor and as Trustee, by Susan Butell, a witness who is personally known to me, and by Leslie Moore, a witness who is personally known to me, on March 27, 2017.



Notary Public, State of Florida



KRAMER A. LITVAK
MY COMMISSION # FF 184288
EXPIRES: March 27, 2019
Bonded Thru Budget Notary Services

Prepared by and when recorded return to:

LITVAK BEASLEY WILSON & BALL, LLP
226 East Government Street
PENSACOLA, Florida 32502

(Space above this line reserved for recording office use only)

CERTIFICATE OF TRUST

I. Trust Name and Date. The following trust (referred to herein as the "Trust") is the subject of this Certificate of Trust:

The BARBARA J. MONTANO REVOCABLE TRUST, dated
March 27, 2017 (referred to herein as the "Trust Agreement")

The Trust currently exists and is in full force and effect.

II. Grantor and Trustee. The grantor (referred to herein as the "Grantor") of the Trust is:

BARBARA J. MONTANO

The Trust is currently being managed by the following trustee (referred to herein as the "Trustee"):

BARBARA J. MONTANO, 3651 Don Janeal Road, Pensacola, Florida 32526

III. Powers of Trustee. The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

IV. **Revocability.** The Grantor may alter, amend, revoke or terminate the Trust. The Trust has not terminated or been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect, and there have been no amendments limiting the powers of the Trustee over the property of the Trust.

V. **Authority of Multiple Trustees.** When multiple trustees are serving as co-trustees of the Trust, the decision of a majority of the co-trustees shall control in order to exercise powers of the trustee. Any writing signed by the persons whose decision shall control shall be valid and effective for all purposes as if signed by all such Trustees.

VI. **Manner In Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

"BARBARA J. MONTANO, Trustee of the BARBARA J. MONTANO REVOCABLE TRUST"

VII. **Personal Nature of Trust.** The Trust provisions are not attached to this Certificate of Trust because they are of a personal nature and set forth the distribution of Trust property. They do not modify the powers of the Trustee. The signatory of this Certificate of Trust is currently the acting Trustee of the Trust and declares that the foregoing statements are true and correct, under penalty of perjury.

VIII. **Validity of Copies of This Certificate of Trust.** A copy of this Certificate of Trust shall be just as valid as the original.

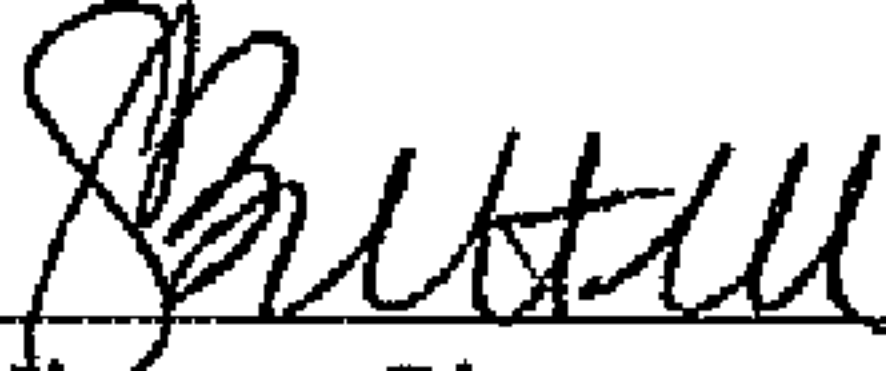
IN WITNESS WHEREOF, the Grantor and the Trustee have hereunto set their hands as of the date of the notary's acknowledgment below.


BARBARA J. MONTANO, Grantor


BARBARA J. MONTANO, Trustee


We, the undersigned witnesses, certify that the foregoing instrument was signed by the

Grantor in our presence as of the date of the notary's acknowledgment below, and declared by her to be her Certificate of Trust, and such instrument was signed by the Trustee in our presence as of the date of the notary's acknowledgment below, and we, the undersigned witnesses, sign our names hereunto as witnesses at the request and in the presence of the Grantor and the Trustee, and in the presence of each other, on March 27, 2017.


Witness Signature Susan Buttey

226 E. Government St.
Street Address

Pensacola, FL 32502
City, State and Zip Code


Witness Signature

226 E. Government St.
Street Address

Pensacola, FL 32502
City, State and Zip Code

STATE OF FLORIDA

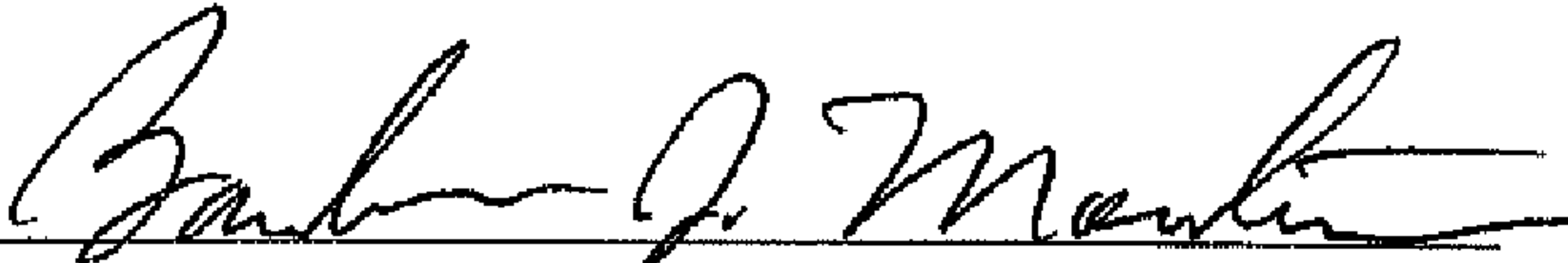
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COUNTY OF ESCAMBIA

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WE, the undersigned, being the Grantor, the Trustee, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Grantor and the Trustee, in the presence of witnesses, signed the instrument as the Grantor's Certificate of Trust, that such Grantor and Trustee signed such instrument, that the Grantor and the Trustee signed such instrument willingly, and that each of the witnesses, in the presence of the Grantor and the Trustee and in the presence of each other, signed the Certificate of Trust as a witness.


BARBARA J. MONTANO, Grantor and Trustee


Witness Signature Susan Buttel

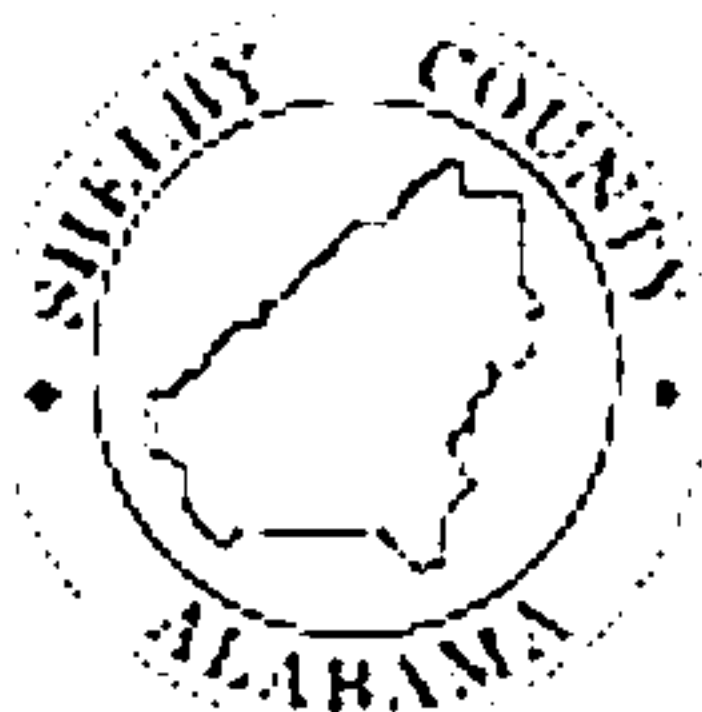

Witness Signature LESLIE MOORE

SUBSCRIBED AND SWORN TO before me by BARBARA J. MONTANO, Grantor and Trustee, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor and as Trustee, by Susan Buttel, a witness who is personally known to me, and by LESLIE MOORE, a witness who is personally known to me, on March 27, 2017.


Notary Public, State of Florida



KRAMER A. LITVAK
MY COMMISSION # FF 184288
EXPIRES: March 27, 2019
Bonded Thru Budget Notary Services



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2025 11:22:30 AM
\$489.00 JOANN
20251112000347060

