

This instrument was prepared by:
A. Edward Fawwal
312 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Yanqiao Cao
4009 Falliston Drive
Helena, Alabama 35080

WARRANTY DEED

\$105,000

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt hereby acknowledged, the undersigned, Xiaodi Autry, a married woman, (herein after referred to as Grantor(s) whether on or more) do grant, bargain, sell, and convey unto Yanqiao Cao, a widow woman (herein referred to as Grantee(s) whether on or more), the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 55, according to the Survey of Falliston, Sector 3, Phase 1, as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain deed dated November 8, 2010 recorded as Instrument Number 201001112000380700 in the Office of Judge of Probate of Shelby County, Alabama on November 12, 2010.
2. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 1998-17757.
3. Restrictions appearing of record in Inst. No. 1996-6250.
4. Covenant for storm water run-off control as recorded in Inst. No. 1996-28209.
5. Restrictions as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100421000121800, in the Probate Office of Shelby County, Alabama.

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED A TITLE EXAMINATION AND MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE TITLE OF THE SUBJECT REAL PROPERTY.

Shelby County, AL 08/18/2011
State of Alabama
Deed Tax: \$105.00


20110818000243560 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
08/18/2011 01:26:13 PM FILED/CERT

THE PROPERTY CONVEYED HEREIN COMPRISES NO PORTION OF THE HOMESTEAD OF THE GRANTOR.

The source of Title is that Special Warranty Deed recorded as Instrument Number 201001112000380700 in the Office of Judge of Probate of Shelby County, Alabama, on November 12, 2010.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my heirs(our) executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that said property is free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 18th day of August, 2011.



Xiaodi Autry

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

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

Given under my hand and official seal this 18th day of August, 2011.


Notary Public
My commission expires: 8/16/2012

