

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Hui Jiang  
2257 Forest Lakes Lane  
Sterrett, AL 35147

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wang-Jian Xua, also known as Wang Jianhua, a single individual**, (hereinafter referred to as GRANTOR), whose address is 2257 Forest Lakes Lane, Sterrett, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Hui Jiang and Guo Qin Jiang**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 72, according to the Map and Survey of Forest Lakes, Sector 2, Phase 2, as recorded in Map Book 29, page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 2257 Forest Lakes Lane, Sterrett, AL 35147

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Wang-Jian Xua and Wang Jianhua are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the \_\_\_\_\_ day of January, 2020.



20200110000013840 1/2 \$175.00  
Shelby Cnty Judge of Probate, AL  
01/10/2020 08:23:20 AM FILED/CERT

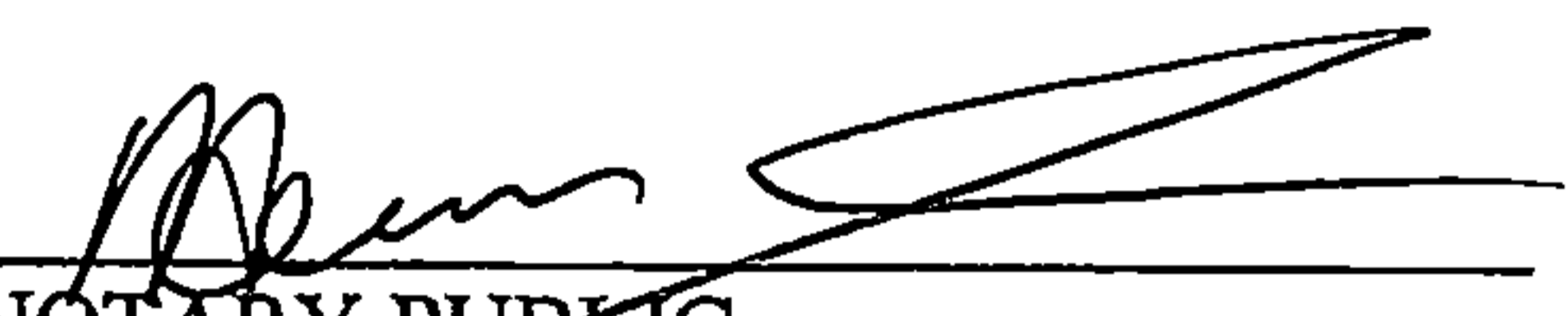
*Jian Hua Wang*

Wang-Jian Xua

STATE OF New York )  
COUNTY OF Queens )


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wang-Jian Xua, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of January, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/14/23

**HENRY SONG**  
Notary Public – State of New York  
NO. 01SO6334387  
Qualified in Queens County  
My Commission Expires 12/14/23

Seller's Address:  
\_\_\_\_\_  
\_\_\_\_\_

  
20200110000013840 2/2 \$175.00  
Shelby Cnty Judge of Probate, AL  
01/10/2020 08:23:20 AM FILED/CERT

\_\_\_\_\_  
Shelby County, AL 01/10/2020  
State of Alabama  
Deed Tax:\$150.00