

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3603

Zhiyi Li
4101 Alston Lane
Vestavia AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety Nine Thousand Five Hundred Dollars and 00/100 Dollars (\$199,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Tyler Joseph Decker, an unmarried man** whose mailing address is: 3532 Pineywood Trace, Birmingham, Al 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Zhiyi Li** whose mailing address 4101 Alston Ln, Vestavia, Al 35242 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 111 Cambrian Way, Birmingham, Al 35242 to wit:

Unit 111, in Cambrian Wood Condominium, located in Shelby County, Alabama, established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, Page 87 in the Probate Office of Shelby County, Alabama, and Amended by Misc. Book 13 Page 2 and Misc. book 13, Page 4, and Page 344, in said Probate office, Together with a undivided interest in the common elements as set forth in said declaration, being situated in Shelby County, Alabama.

As recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2 day of March, 2023.


Tyler Joseph Decker

STATE OF ALABAMA
COUNTY OF JEFFERSON

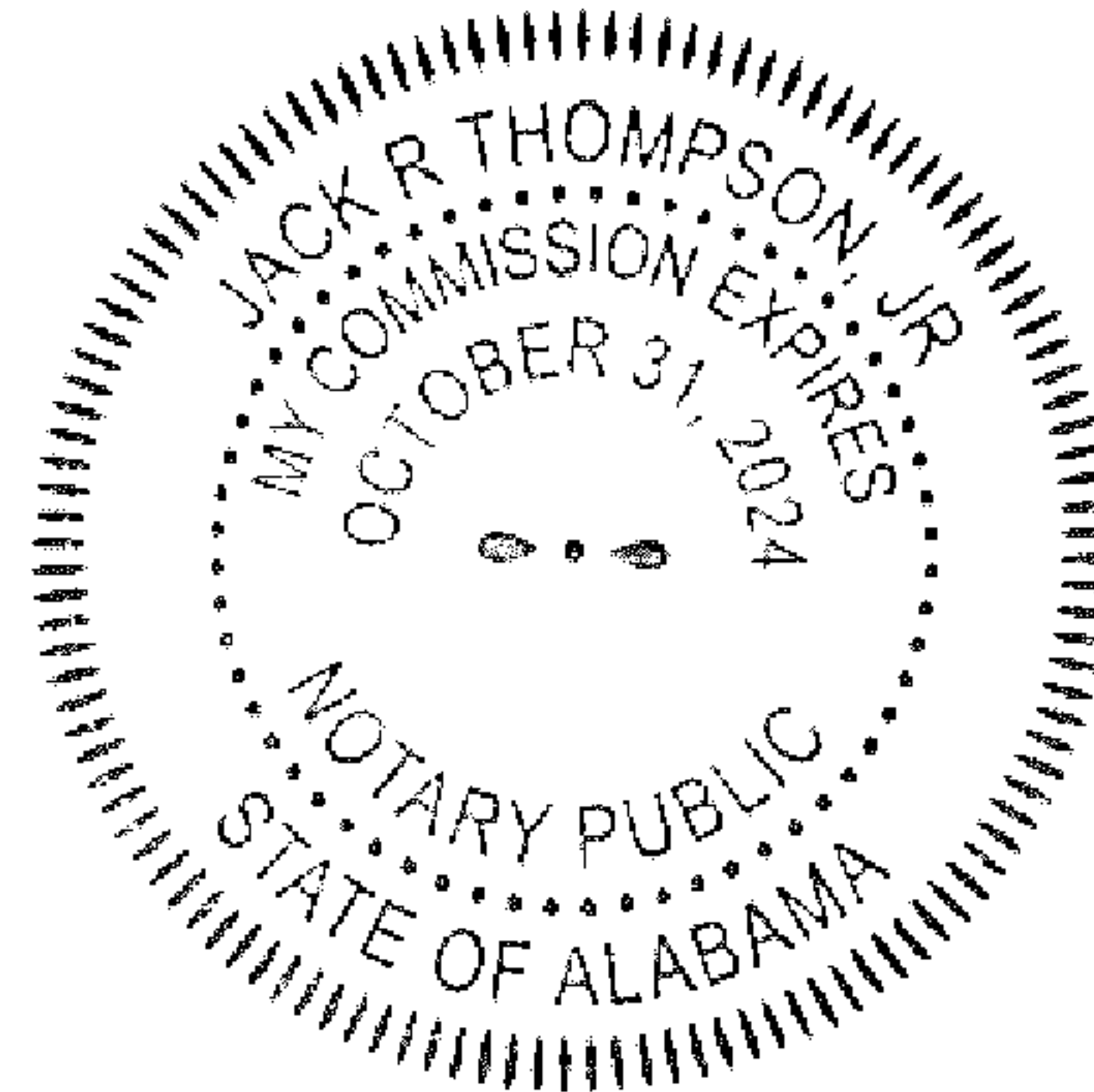
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Tyler Joseph Decker** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of March, 2023.

My Commission Expires: 10/31/2024


Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2023 12:23:58 PM
\$224.50 JOANN
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