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Shelby Cnty Judge of Probate, AL
02/02/2010 01:10:48 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNINGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

Cheng Qin
8029 Mitchell Lane
Birmingham, AL 35216

WARRANTY DEED

STATE OF KENTUCKY
Hardin COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred ninety four thousand and 00/100 (\$294,000.00) Dollars (of which amount \$205,800.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, John C. Piwetz and wife, Karen L. Piwetz (herein referred to as grantors) do grant, bargain, sell and convey unto Cheng Qin (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 234, according to the Survey of Bent River Commons 3rd Sector, as recorded in Map Book 25, Page 147, as recorded in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable. TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 27th, 2010.

WITNESS:

John C. Piwetz (SEAL)
Karen L. Piwetz (SEAL)

John C. Piwetz (SEAL)
Karen L. Piwetz (SEAL)

STATE OF KENTUCKY
Hardin COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Piwetz and wife, Karen L. Piwetz, whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on January 27th, 2010

My commission expires: 5-15-13

Chandler Klarke
NOTARY PUBLIC

Deed Tax : \$88.50