



20111206000367520 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
12/06/2011 12:57:09 PM FILED/CERT

Send tax notice to:

DELORES A. O'DELL  
2227 WILLIAMSBURG DRIVE  
PELHAM, AL, 35124

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2011428

Shelby County, AL 12/06/2011  
State of Alabama  
Deed Tax:\$3.50

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Five Thousand Nine Hundred and 00/100 Dollars (\$135,900.00) in hand paid to the undersigned, WEN HAO YU and SHUYING WANG, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by DELORES A. O'DELL (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF CHANDA TERRACE, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF CHANDA TERRACE, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. AGREEMENT WITH ALABAMA POWER COMPANY, RECORDED IN REAL 44, PAGE 425, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN REAL 46, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 41, PAGE 178 AND REAL 44, PAGE 428, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$132,454.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

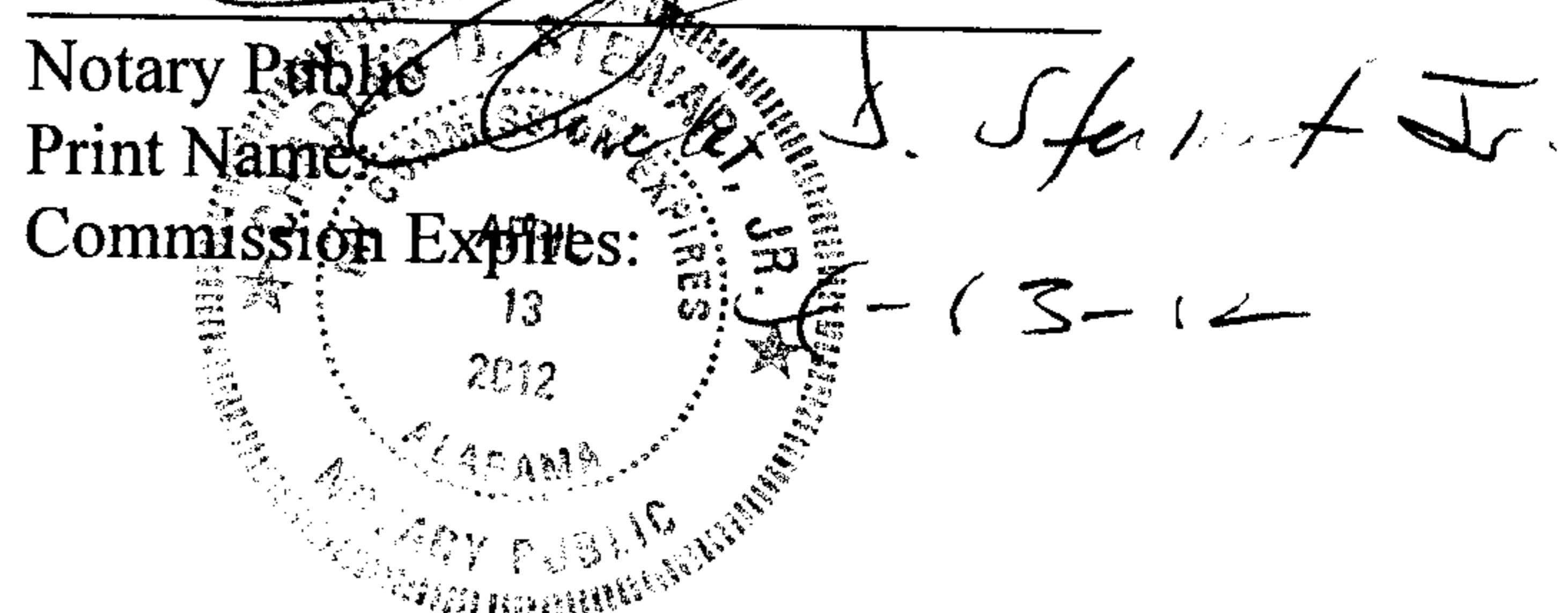
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of October, 2011.

*WEN HAO YU*  
*Shuying Wang*  
*by and through Wen HAO YU*  
*her Attorney in FACT*  
WEN HAO YU  
BY AND THROUGH WEN HAO YU  
HER ATTORNEY IN FACT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WEN HAO YU and SHUYING WANG, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2011.



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that WEN HAO YU whose name as Agent and Attorney in fact for SHUYING WANG, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for WEN HAO YU on the day the same bears date.

Given under my hand and official seal this the 28<sup>TH</sup> DAY OF OCTOBER, 2011.

[NOTARIAL SEAL]

Notary Public  
Print Name: CHARLES D. STEWART, JR.  
Commission Expires: 04/13/12

