

20170601000191580  
06/01/2017 10:13:33 AM  
DEEDS 1/2

Send tax notice to: Hua Jiang, 3104 Brookhill Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,  
Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty-three thousand five hundred and no/100 (\$333,500.00) Dollars, 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 whereof is acknowledged I or we

**Bettina Gribben, an unmarried woman whose mailing address is:**  
1541 Valley View Circle, Birmingham AL 35209

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto  
Hua Jiang

**whose mailing address is: 3104 Brookhill Dr., Birmingham Al. 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3104 Brookhill Dr., Birmingham, Al. 35242** to-wit:

Lot 45, according to the Survey of Meadow Brook, 17<sup>th</sup> Sector, as recorded in Map Book 9, Page 158 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantor is the surviving Grantee of that Warranty Deed recorded in Instrument #20070131000047720; the other Grantee Leonard J. Gribben having died on or about the \_\_\_\_ day of 1/28/2013.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 31<sup>st</sup> day of May, 2017.

Bettina Gribben (Seal)  
BETTINA GRIBBEN

\_\_\_\_\_(Seal)

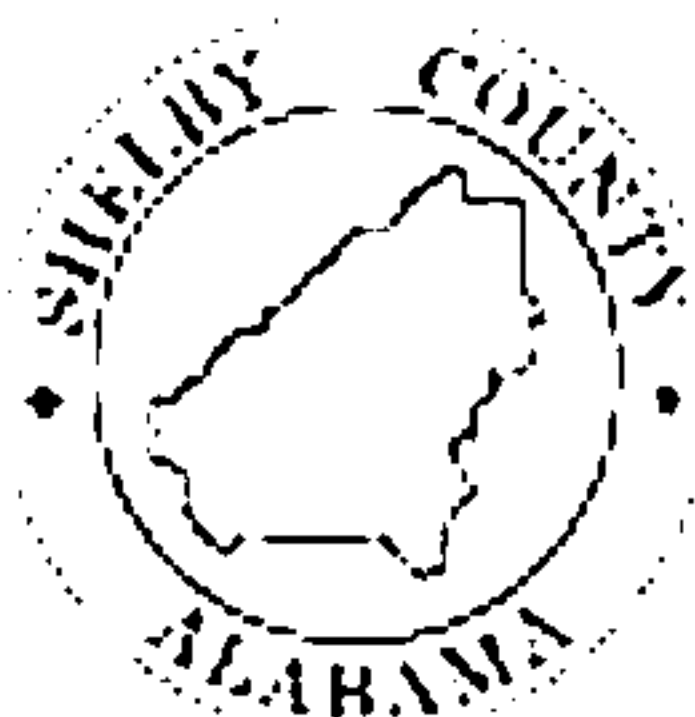
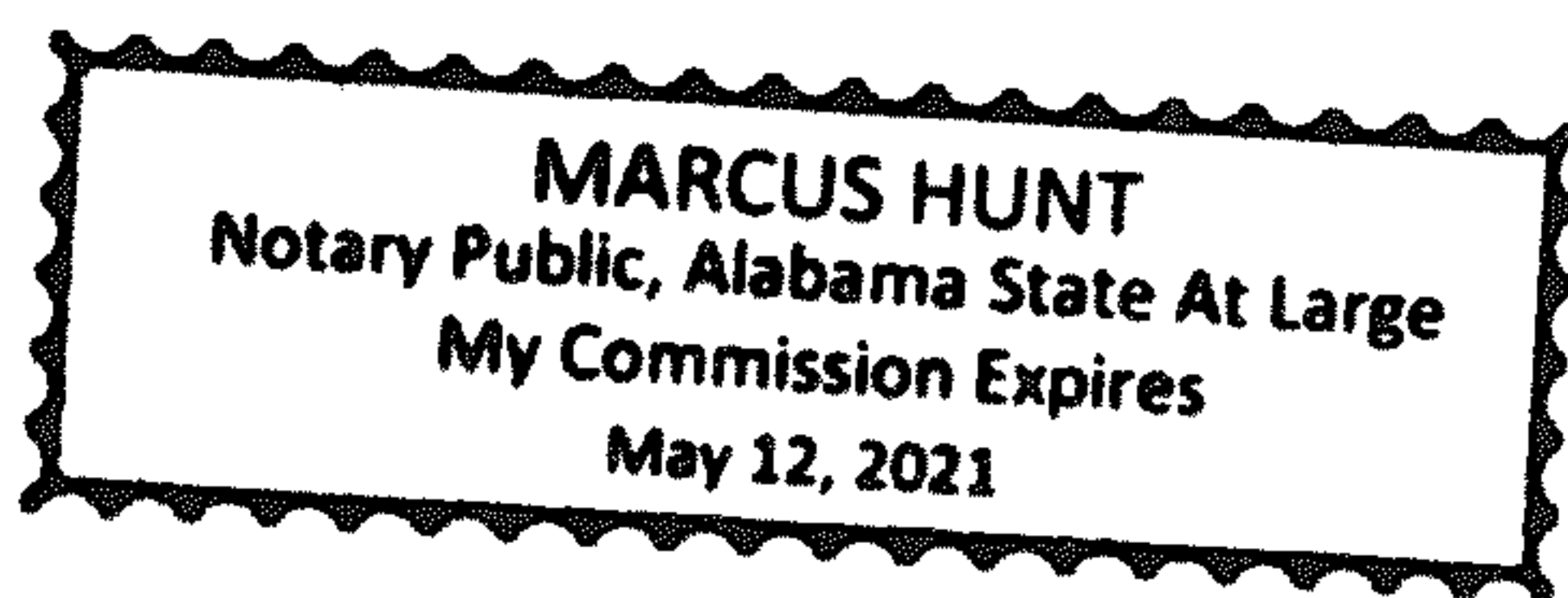
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bettina Gribben, an unmarried woman, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of May, 2017.

[Signature]  
NOTARY PUBLIC

My commission expires: 5/12/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2017 10:13:33 AM  
\$351.50 DEBBIE  
20170601000191580

[Signature]