

Send tax notice to:
ALY ELAASER
4554 LAKE VALLEY DRIVE
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2017653

WARRANTY DEED

**20171122000421730
11/22/2017 10:54:45 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CONGCONG QIAN, a single individual, **whose mailing address** is: 3500 Palmilla Drive, Apt 1026, San Jose, CA 95134 (hereinafter referred to as "Grantor") by ALY ELAASER AND ALIAA ELOGEIL **whose property address** is: 4554 Lake Valley Drive, Birmingham, AL, 35244 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of SouthLake Townhomes, as recorded in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama.

Less and except the Westerly 2.00 feet thereof; being more particularly described as follows: Begin at the Southwest corner of Lot 19 of said SouthLake Townhomes and run thence South 68°10'30" East along the South line of Lot 19 for 3.01 feet to a point; thence run North 28°09'54" East for a distance of 117.48 feet to a point on the Southerly right of way line of Lake Valley Drive; said point being on a curve, curving to the right in a Northwesterly direction having a radius of 237.14 feet; an arc of 2.04 feet and a central angle of 0°29'36"; thence run North 50°09'24" West along the chord bearing of said curve for a chord distance of 2.04 feet to the Northwest corner of said Lot 19; thence run South 28°09'54" West along the common line of Lots 19 and 20 of said subdivision for a distance of 118.12 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction (s) as shown on recorded map.
3. Restrictions appearing of record in Real 199, Page 367, Real 199, Page 389, Real 204, Page 656, and Real 215, Page 499.
4. Agreement with Alabama Power Company recorded in Real 215, Page 518.
5. Right-of -way granted to Alabama Power Company recorded in Real 224, Page 535, and Real 230, Page 792.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$160,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 20th day of November, 2017.



CONGCONG QIAN

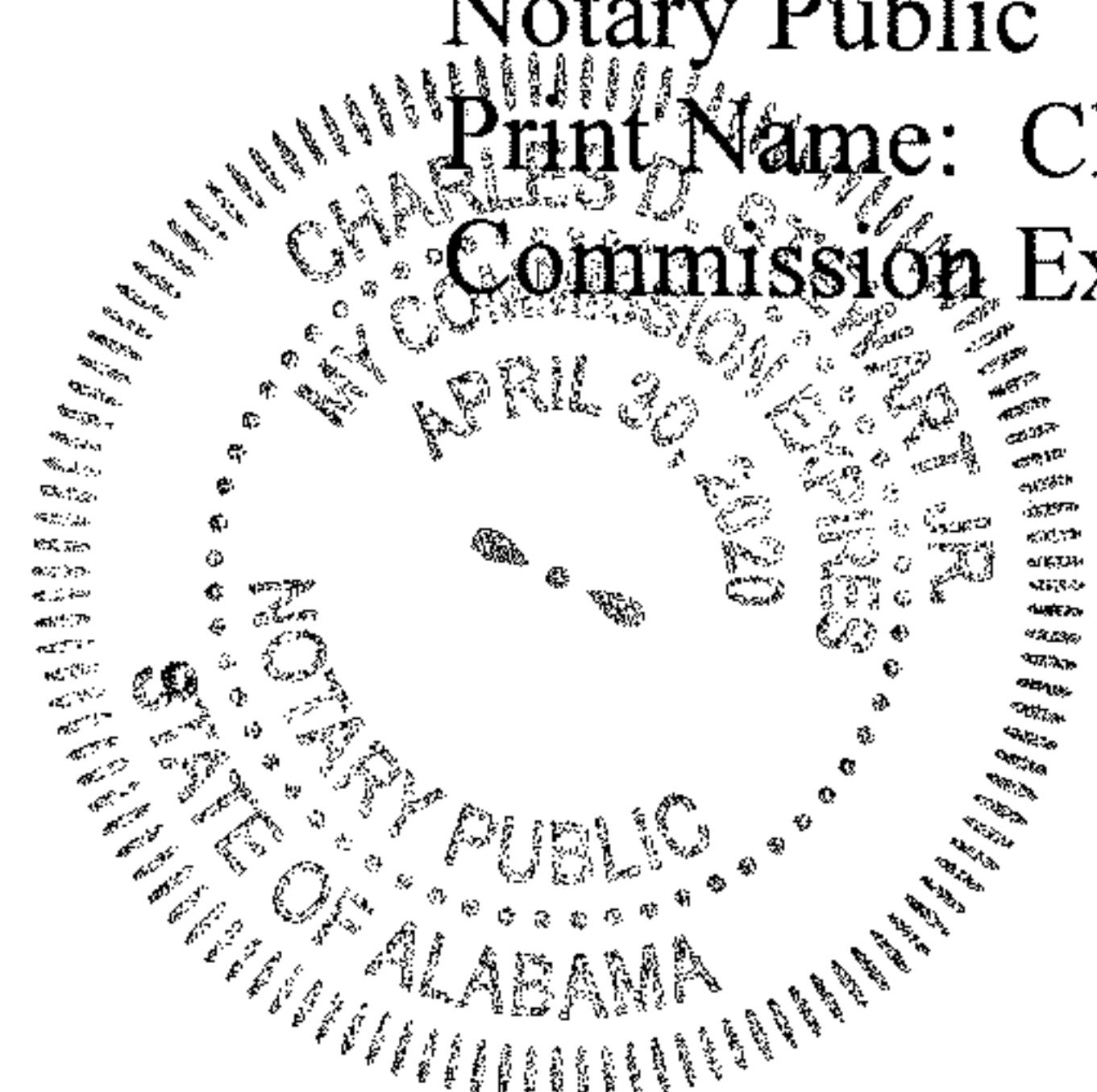
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONGCONG QIAN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of November, 2017.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/22/2017 10:54:45 AM
\$63.00 CHERRY
20171122000421730

