

**20171215000448410**  
**12/15/2017 02:27:10 PM**  
**DEEDS 1/3**

THIS INSTRUMENT PREPARED BY:  
Gray Jenkins LLC  
2119 3rd Ave North, Ste 201  
Birmingham, AL 35203  
(205) 208-9595

Send Tax Notice to:  
Steven Wang and Michelle Yu  
157 Lenox Drive  
Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND 00/100 Dollars (\$222,900.00) and other good and valuable consideration to the undersigned Grantor, **Edgar Jaimes and Kimberly Jaimes**, a married couple (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Steven Wang and Michelle Yu**, husband and wife, as joint tenants with right of survivorship, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Lot 20, according to the Survey of Lenox Place Phase Two, as recorded in Map Book 19, Page 157 in the Probate Office of Shelby County, Alabama.

Parcel II

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, and run South 00° 38' 52" West for 680.09 feet to the point of beginning; thence run South 88° 42' 09" East for 132.41 feet; thence run South 00° 40' 46" West for 329.20 feet; thence run South 38° 31' 24" West for 215.12 feet; thence run North 00° 35' 59" East for 172.87 feet; thence run North 00° 38' 52" East for 327.64 feet to the point of beginning.

More commonly known as: 157 Lenox Drive, AL, 35242 (Shelby County)

Subject to:

1. Taxes for the year 2017 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.

**Closed simultaneously with a Purchase Money Mortgage in the amount of \$178,320.00.**

**The above-described property is the homestead of record of the Grantor.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 13<sup>th</sup> day of December, 2017

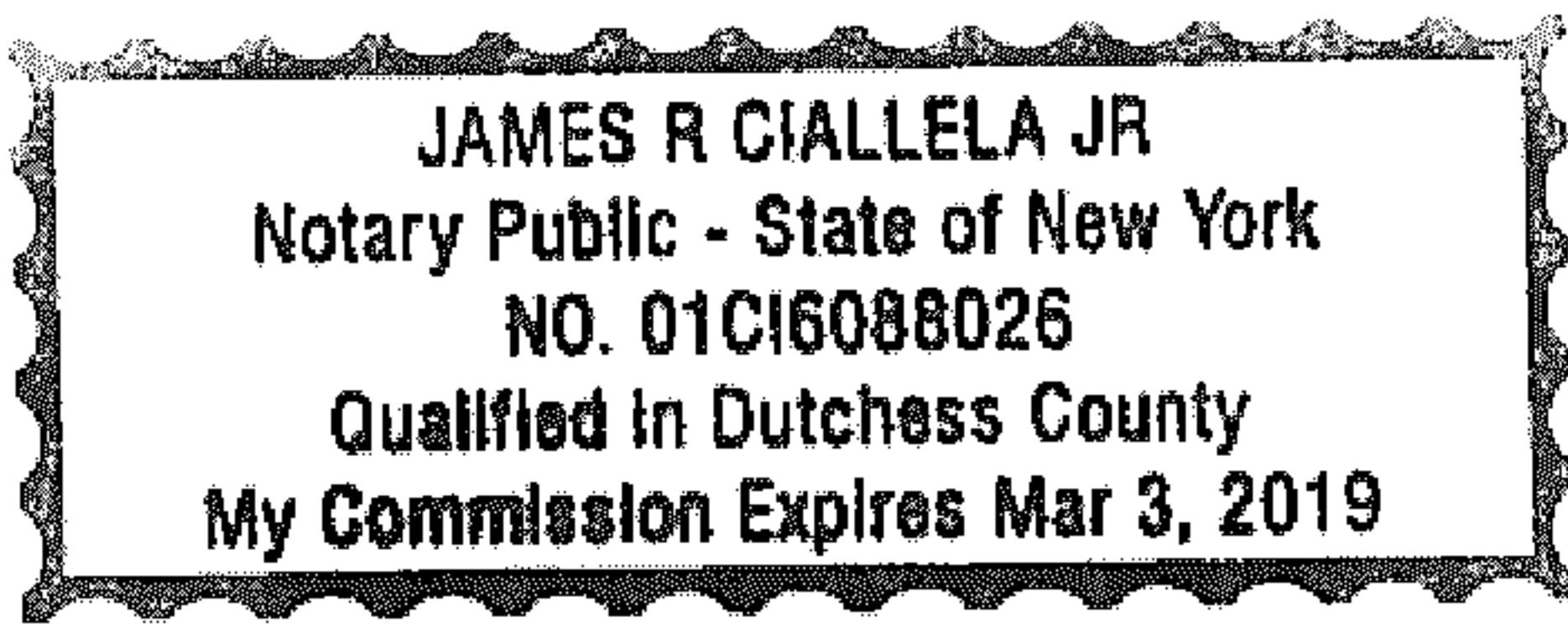
not present  
Edgar Jaimes  
Kimberly Jaimes  
Kimberly Jaimes

STATE OF New York  
COUNTY OF Westchester

I, the undersigned Notary Public in and for said County and State, hereby certify that ~~Edgar Jaimes and~~ <sup>TR</sup> Kimberly Jaimes whose name(s) is/are signed to the foregoing conveyance, and who are 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 this 13<sup>th</sup> day of December, 2017.

[Signature]  
Notary Public  
My Commission Expires: 3/3/2019



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Edgar Jaimes and Kimberly Jaimes	Grantee's Name: Steven Wang and Michelle Yu
Mailing Address: 10 Bon Mar Road, Pelham Manor, NY 10803	Mailing Address: 157 Lenox Drive, Birmingham, AL 35242
Date of Sale: December 15, 2017	Total Purchase Price: 222,900.00
Verify purchase price with: Contract & Settlement Statement	

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 13 day of December, 2017

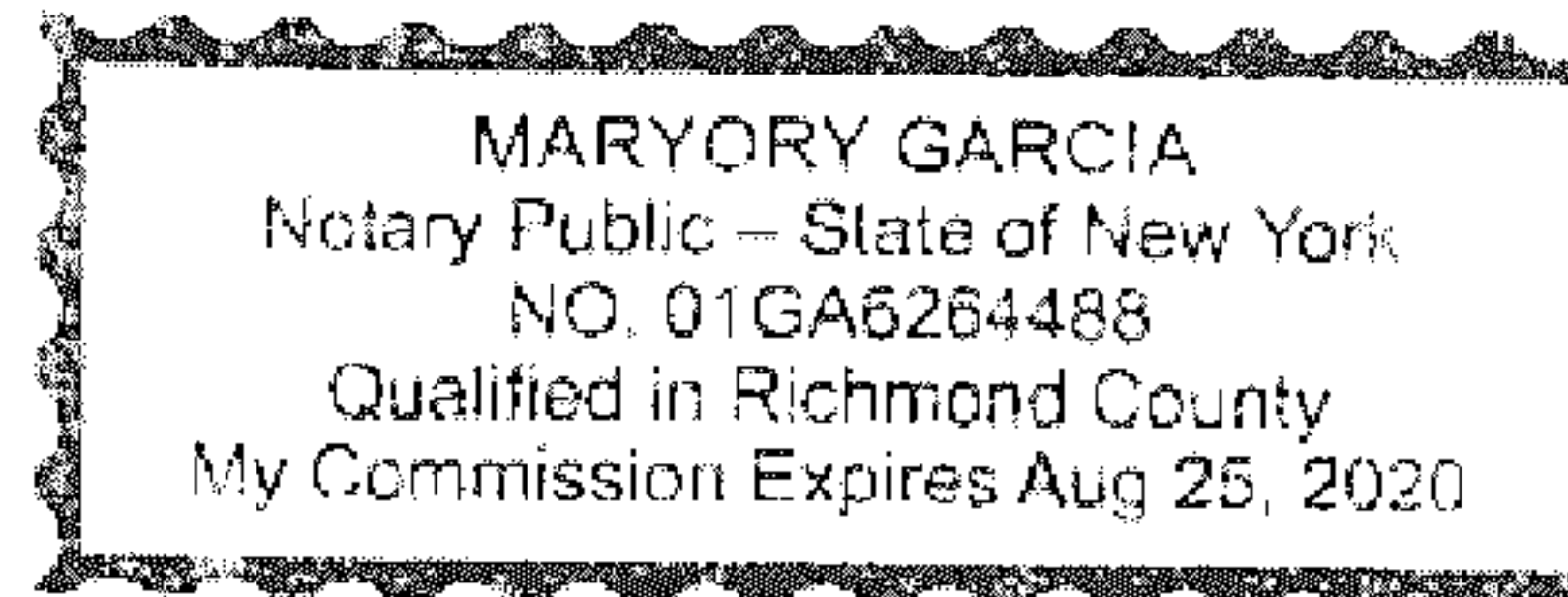
E. Jaimes  
Edgar Jaimes  
~~\_\_\_\_\_~~  
Kimberly Jaimes

STATE OF NY  
COUNTY OF NY

I, the undersigned Notary Public in and for said County and State, hereby certify that Edgar Jaimes and Kimberly Jaimes whose name(s) is/are signed to the foregoing conveyance, and who are 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 this 13<sup>th</sup> day of December, 2017.

Maryory Garcia  
Notary Public  
My Commission Expires:



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Edgar Jaimes and Kimberly Jaimes	Grantee's Name: Steven Wang and Michelle Yu
Mailing Address: 10 Bon Mar Road, Pelham Manor, NY 10803	Mailing Address: 157 Lenox Drive, Birmingham, AL 35242
Date of Sale: December 15, 2017	Total Purchase Price: 222,900.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/15/2017 02:27:10 PM  
\$66.00 CHARITY  
20171215000448410

J. Fuhrmeister