

20180105000005160
01/05/2018 11:43:58 AM
DEEDS 1/2

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

Send Tax Notice to:

Betty Ngai Cheng and Tommy Yiu Wai Fung
643 Mill Spring Court
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED AND 00/100 Dollars (\$124,800.00) and other good and valuable consideration to the undersigned Grantor, Dewberry Real Estate, LLC, an Alabama Limited Liability Company, (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 Betty Ngai Cheng and Tommy Yiu Wai Fung, wife and husband 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:

Lot 10, According to the survey of Ironwood, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

More commonly known as: 128 Reese Drive, AL, 35007 (Shelby County)

Subject to:

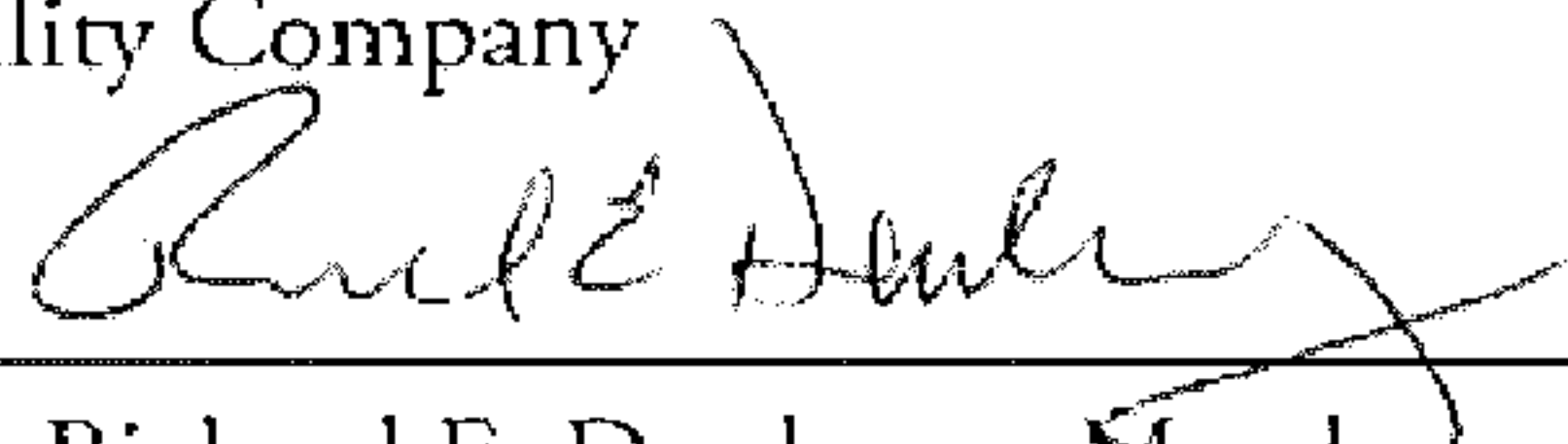
1. Taxes for the year 2017 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.
- 4.

The above-described property is NOT 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 5th day of January, 2018

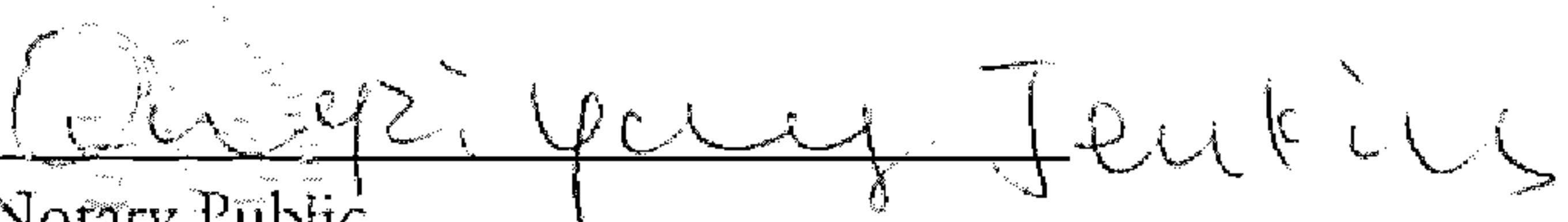
Dewberry Real Estate, LLC, an Alabama Limited Liability Company

By: 
Richard E. Dewberry, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

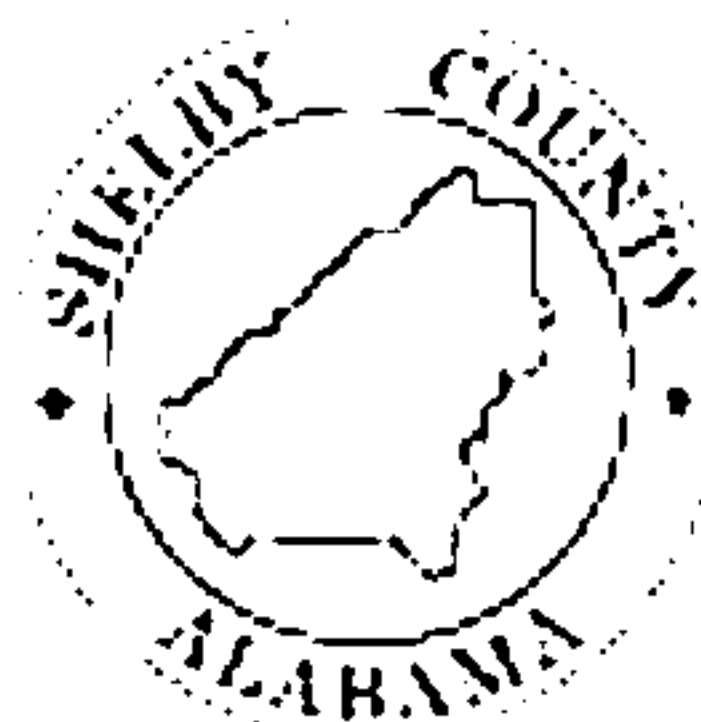
I, the undersigned Notary Public in and for said County and State, hereby certify that Richard E. Dewberry, Member of Dewberry Real Estate, LLC whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2018.


Notary Public
My Commission Expires: **MY COMMISSION EXPIRES MARCH 4, 2018**

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

Grantor's Name: Dewberry Real Estate, LLC	Grantee's Name: Betty Ngai Cheng and Tommy Yiu Wai Fung
Mailing Address: 2500 Hackberry Lane, Hoover, AL 35226	Mailing Address: 643 Mill Spring Court, Birmingham, AL 35244
Date of Sale: January 5, 2018	Total Purchase Price: 124,800.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2018 11:43:58 AM
\$143.00 CHERRY
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