

Send tax notice to:
XIAHONG LIN
2905 RIVERWOOD TERRACE
BIRMINGHAM, AL, 35242

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

2018086

WARRANTY DEED

**20180301000066580
03/01/2018 01:09:23 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID S. BURNETT and CAROL L. BURNETT**, husband and wife, whose mailing address is: *David S. Burnett* 2320 RIDGE TRL BIRMINGHAM AL 35242 (hereinafter referred to as "Grantors") by **XIAHONG LIN** whose property address is: 2905 RIVERWOOD TERRACE, BIRMINGHAM, AL, 35242 hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot A, in Block 20, according to a resurvey of Lots A, B, C, D, E and F, in Block 20, according to the amended map of Riverwood, Fourth Sector, as recorded in Map Book 9, Page 30, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common area set forth in Declaration recorded in Misc. Volume 39, Page 880, in said Probate Office.

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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easements and building lines as shown on recorded map.
4. Right of way granted to South Central Bell as set forth in Deed Book 334, page 207 and Deed Book 277, Pages 219 and 442, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Deed Book 345, Page 661 and Deed Book 343, Page 941, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Transmission Line Permits to Alabama Power Company as set forth in Deed Book 220, Page 43; Deed Book 266, page 741; Deed Book 247, Page 422 and Deed Book 279, Page 387, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Volume 39, Page 880, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

8. All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed to David S. Burnett and Carol L. Burnett, dated 11/22/2017, and recorded on 12/01/2017, in Instrument No. 20171201000431520, in the Probate Office of Shelby, County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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 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 28th day of February, 2018.



DAVID S. BURNETT

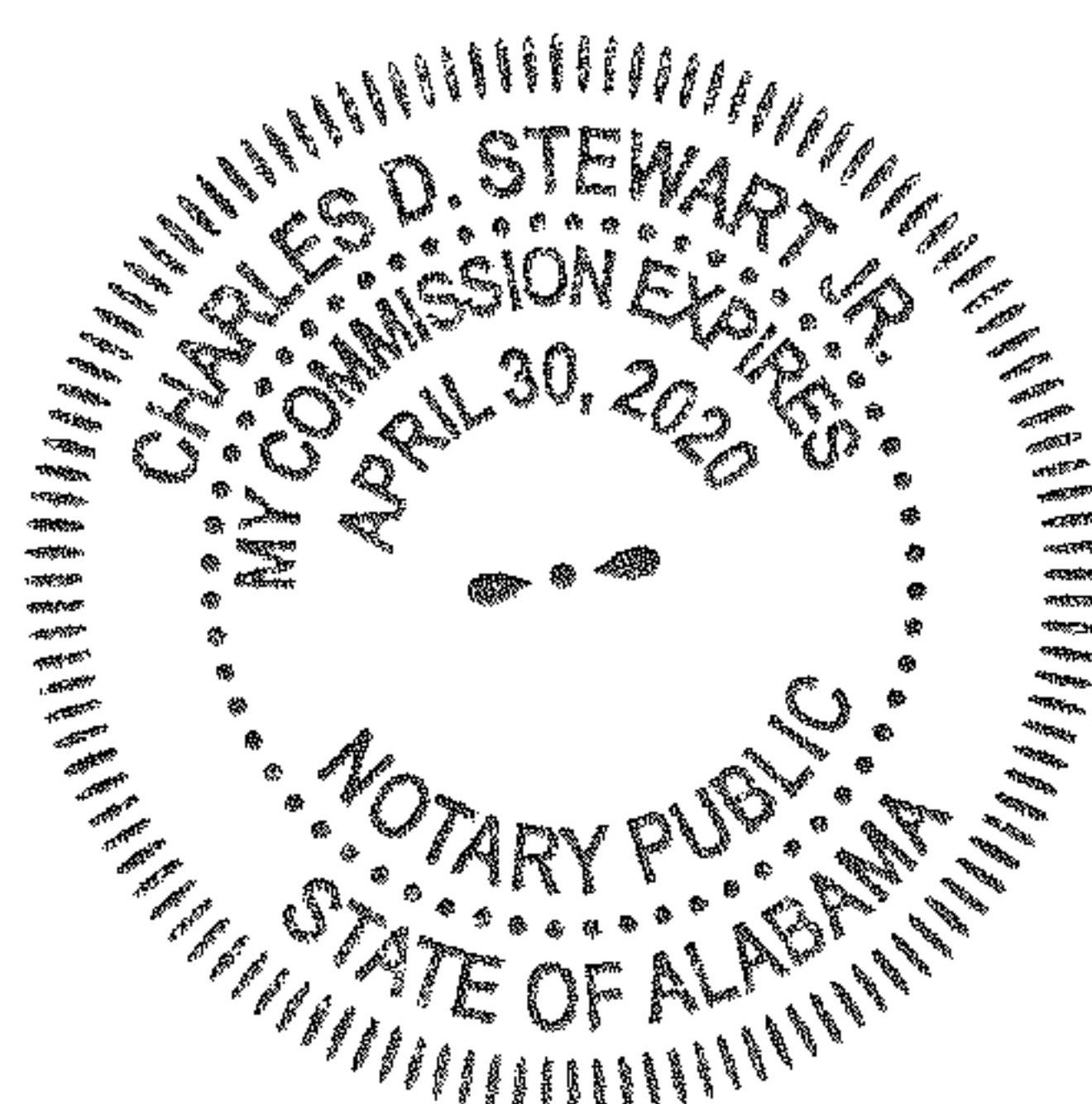


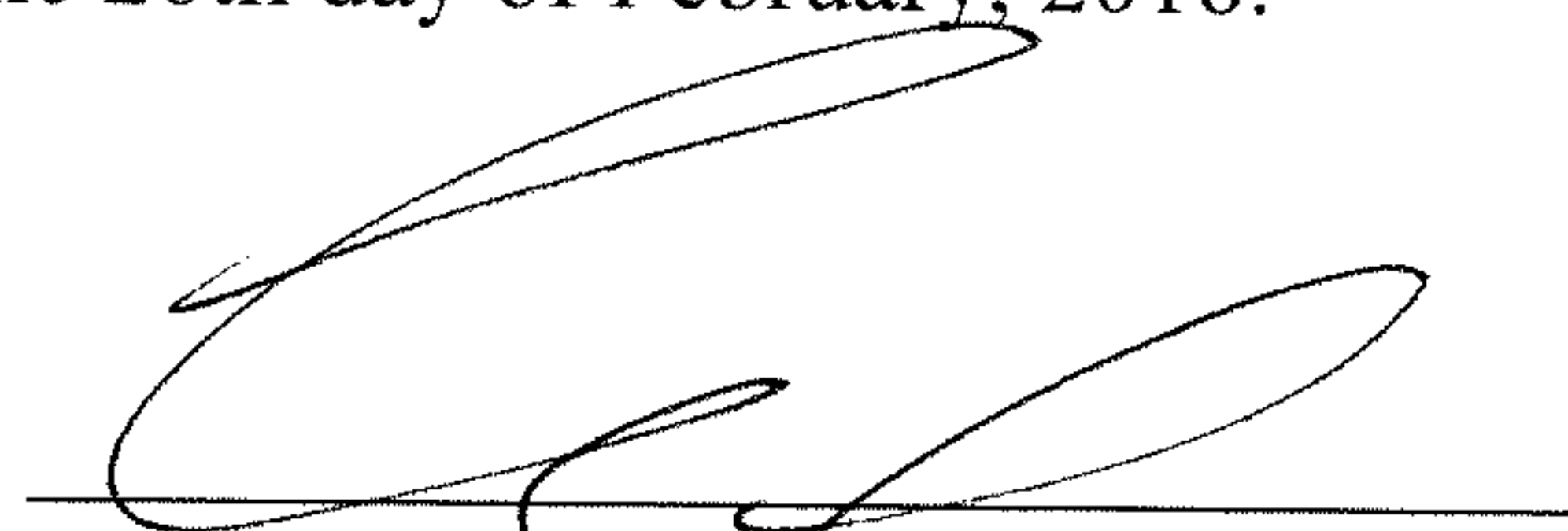
CAROL L. BURNETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID S. BURNETT and CAROL L. BURNETT whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2018.





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
03/01/2018 01:09:23 PM
\$168.00 CHERRY
20180301000066580

