

20190918000342260
09/18/2019 09:11:52 AM
DEEDS 1/2

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

Send Tax Notice To: Xue Mei
Michael Rui Guo
482 Forest Lakes Dr.
Sterrett, AL 35147

File No.: 197465

Assessed value: \$227,400

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Maggie Jie Mei and Wallace E. Brown, wife and husband, whose mailing address is 1812 Crestwood Park Circle N24, AL 35210** and **Xue Mei and Wei Wu Chen, wife and husband, whose mailing address is 482 Forest Lakes Dr Sterrett AL 35147** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Xue Mei and Michael Rui Guo, whose mailing address is 482 Forest Lakes Dr Sterrett AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is **482 Forest Lakes Dr., Sterrett, AL 35147**; to wit;

Lot 152, according to the Survey of Forest Lakes Subdivision 3rd Sector 2nd Phase, as recorded in Map Book 32, Page 26 A and B, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject property is not the homestead of Maggie Jie Mei or Wallace E. Brown.


TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of

September, 2019.


Maggie Jie Mei


Xue Mei


Wallace E. Brown


Wei Wu Chen

State of Alabama

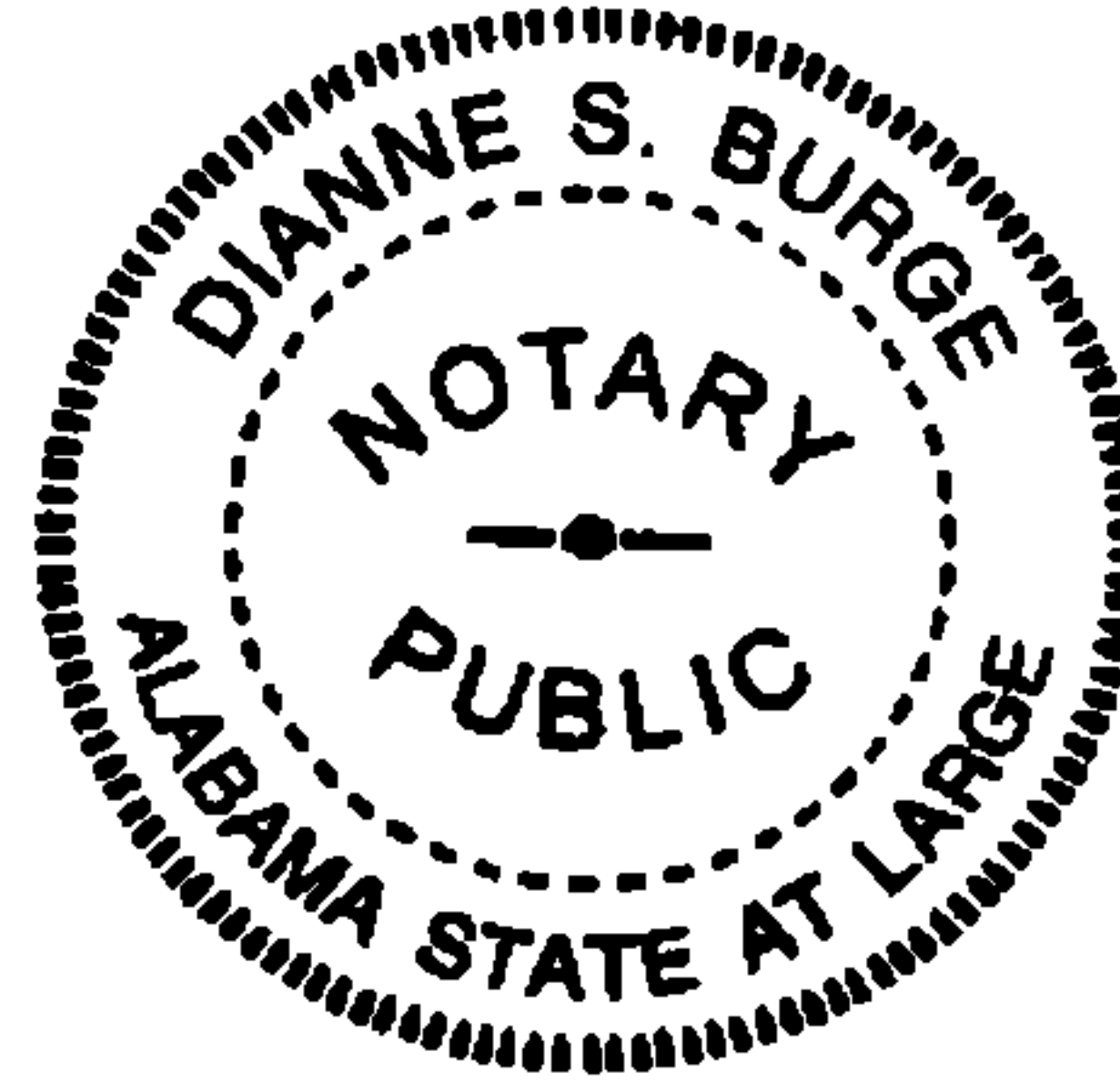
County of Jefferson

I, Dianne S. Burge, a Notary Public in and for the said County in said State, hereby certify that Maggie Jie Mei, Xue Mei, and Wallace E. Brown and Wei Wu Chen, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of September, 2019.

Dianne S. Burge
Notary Public, State of Alabama

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2019 09:11:52 AM
\$252.50 CHERRY
20190918000342260

Allen S. Beryl