

Send tax notice to:
Vinh Hoang and Chuanxi Xiong
1201 4th Ave NW
Alabaster, AL 35007
BHM1901347

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Steven G. Freeman aka Stephen G. Freeman, a single man**, whose mailing address is: **3905 Coper Ridge Rd, Knoxville, TN, 37931** (hereinafter referred to as "Grantors"), by **Vinh Q. Hoang and Chuanxi Xiong** (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:

Commence at the NE corner of the SE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West and run South 89 degrees West along the North line of said forty acres 269 feet; thence run South 2 degrees East 220 feet to a point; from said point run North 89 degrees East and along the South line of a road 20 feet to the point of beginning of the lot herein described; thence continue in the same direction 105 feet; thence run in a Southwesterly direction 117.2 feet to a point which is 125 feet East of the Southeast corner of Ulysses Hale's lot; thence South 89 degrees West run 115 feet, more or less to the East line of a 20 foot strip of land owned by John F. Cox; thence in a Northeasterly direction and parallel with the East line of Ulysses Hale's lot and along the Easterly line of said 20 foot strip, run 117.2 feet to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$101,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor(s), Steven G. Freeman have hereunto set their signature(s) and seal(s) on November 8, 2019.

Steven G. Freeman
Steven G. Freeman

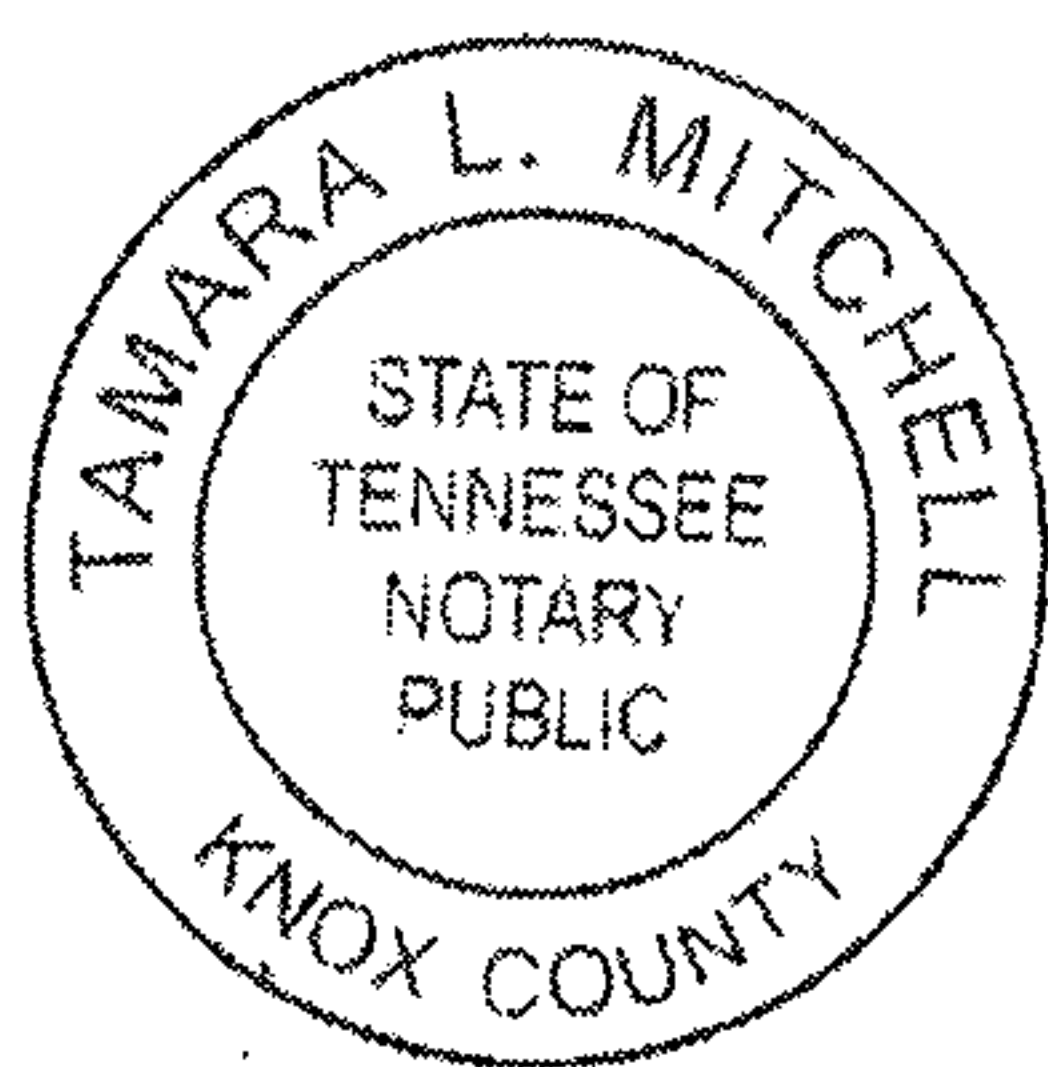
TN
STATE OF ALABAMA
COUNTY OF JEFFERSON KNOX

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven G. Freeman, 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 31st day of October, 2019.

Tamara L. Mitchell
Notary Public
Print Name: Tamara L. Mitchell
Commission Expires: 11.27.2022

(NOTARIAL SEAL)



My Commission Exp. Nov. 27 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2019 09:08:29 AM
\$59.00 CHARITY
20191119000428280

Allie S. Bayl