

20200210000053940
02/10/2020 01:16:54 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Richard Jason Kight and Catalina Maria Bonet-Lopez
5013 Kerry Downs Rd.
Birmingham, AL 35242
BHM2000022

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Fifty Five Thousand and 00/100 Dollars (\$355,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Jiadong Zheng and Huixin Hu, a married couple**, whose address is 10636 E. Mission Ln., Scottsdale, AZ 85258, (hereinafter "Grantor", whether one or more), by **Richard Jason Kight and Catalina Maria Bonet-Lopez**, whose address is 5013 Kerry Downs Rd., Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Richard Jason Kight and Catalina Maria Bonet-Lopez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **5013 Kerry Downs Rd, Birmingham, AL 35242**, to-wit:

Lot 8, Block 3, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

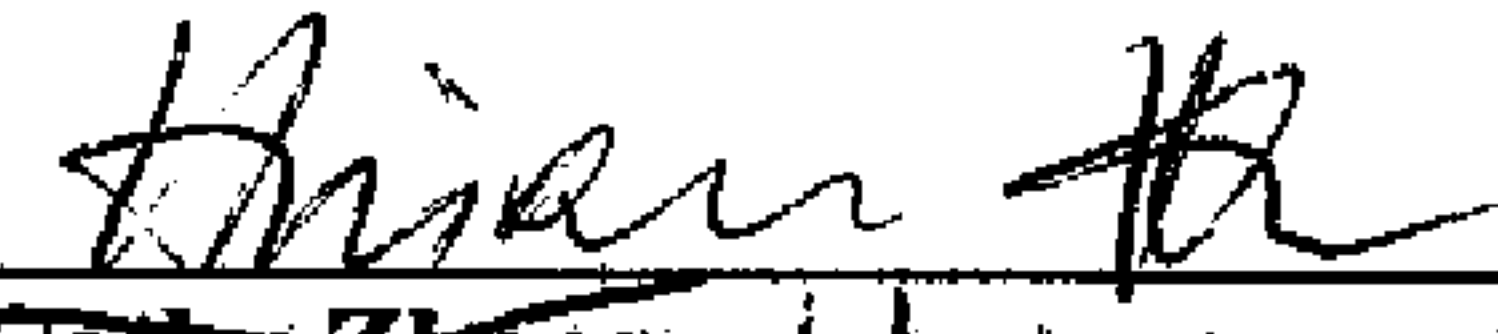
Subject to a third-party mortgage in the amount of \$282,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of February, 2020.



Jiadong Zheng


~~Cathy Zheng~~ Huixin He

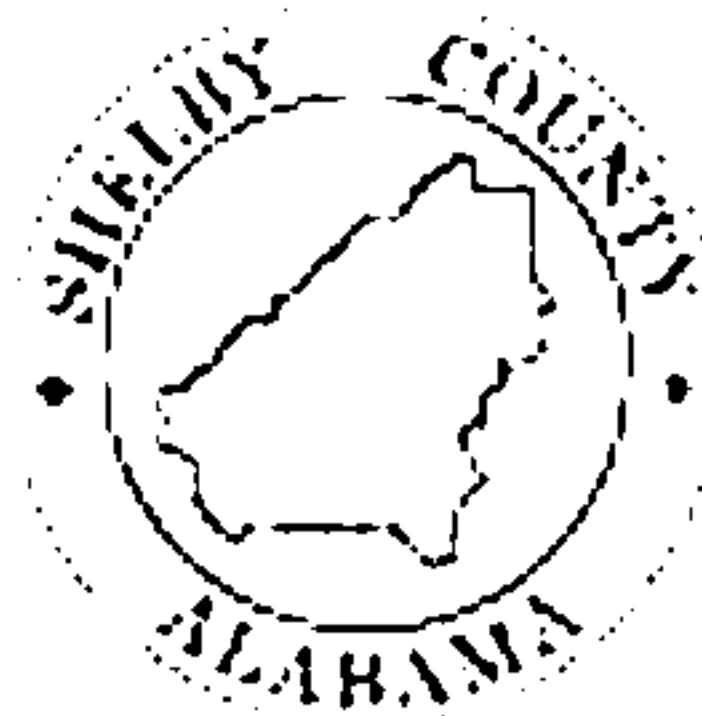
STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Jiadong Zheng** and ~~Cathy Zheng~~ ^{EC} ~~EC~~ ^{Huixin He} ~~He~~, a married couple, 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 on this 5th day of February, 2020.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2020 01:16:54 PM
\$98.00 CHERRY
20200210000053940

Alvin S. Boyd