

20200305000088670
03/05/2020 03:32:38 PM
CORDEED 1/3

20191211000458060
12/11/2019 02:12:26 PM
DEEDS 1/3

The purpose of this deed is to add both lots

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Yi Guan
1260 Armacost Ave Apt 204
Los Angeles Ca 90025

Know all men by these presents:

That in consideration of One Hundred Thirty Two Thousand One Hundred and No/100 Dollars (\$132,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Maximino Garcia, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Yi Guan (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 1, according to the Survey of Mizells Subdivision, as recorded in Map Book 30, Page 5, in the Probate Office of Shelby County, Alabama.

Lot 2, according to the Map of Mizell's Subdivision, a Resurvey of Lot "F" Pates Subdivision, as recorded in Map Book 30, page 5, in the Probate Office of Shelby County, Alabama

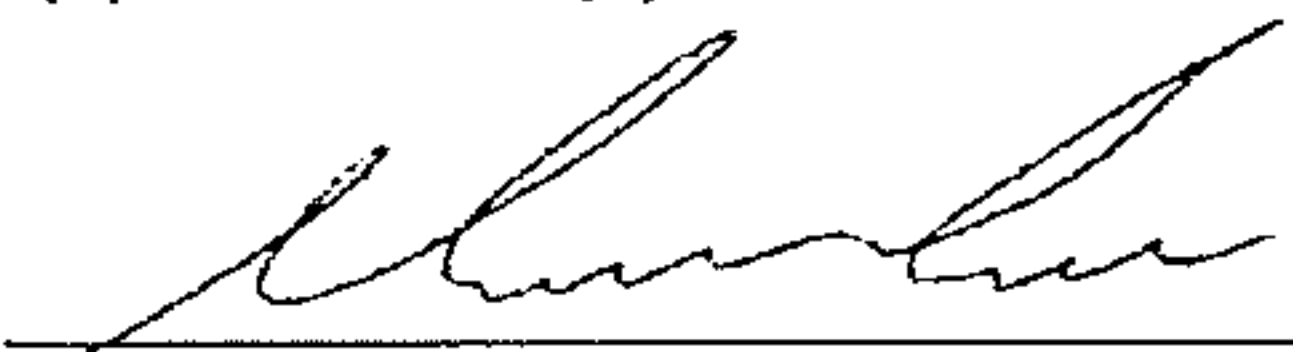
\$105,680.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 persons.

20191211000458060 12/11/2019 02:12:26 PM DEEDS 2/3

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 27th day of November, 2019



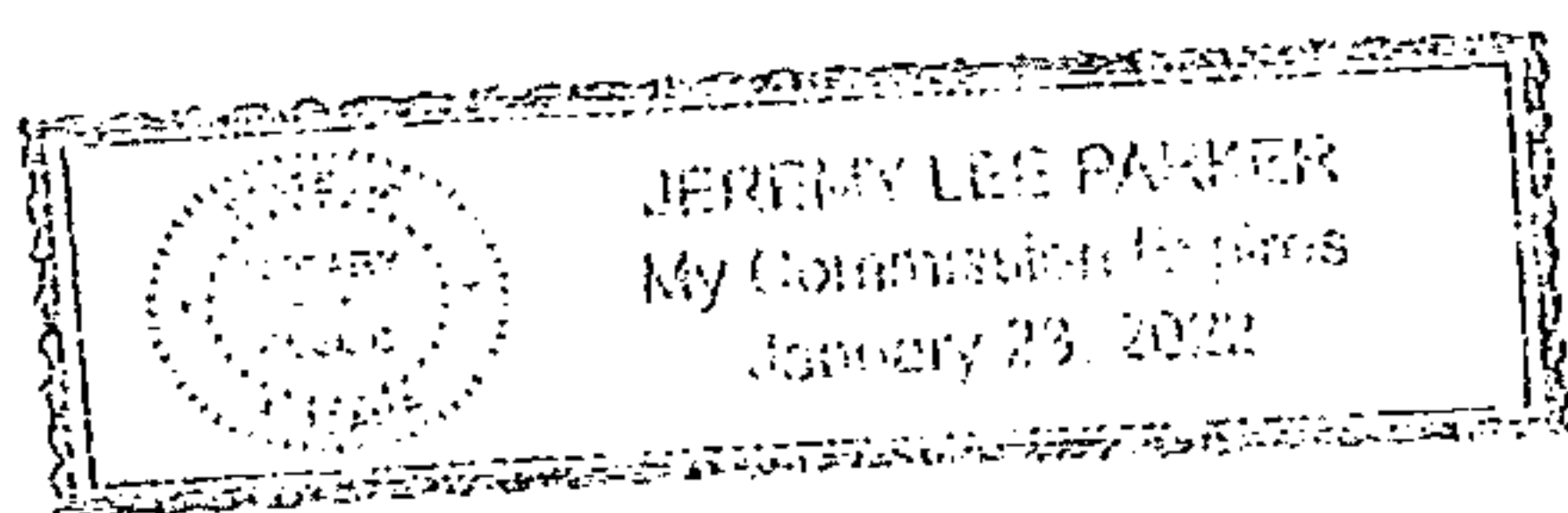
Maximino Garcia

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Maximino Garcia 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 27th day of November, 2019.





NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

