

SEND TAX NOTICE TO:
Joy T. Wang
233 Lenox Lane
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200306000089530
03/06/2020 12:18:17 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration 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, **Terry Wang, a single man and Yuh Lan Wang, a Yuh Lan Wang, person, and Joy Crocker nka Joy T. Wang, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Joy T. Wang, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF LENOX PLACE, PHASE TWO, AS RECORDED IN MAP BOOK 19, PAGE 157, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

25' building setback line in front of said property as recorded in Plat Book 19, Page 157.

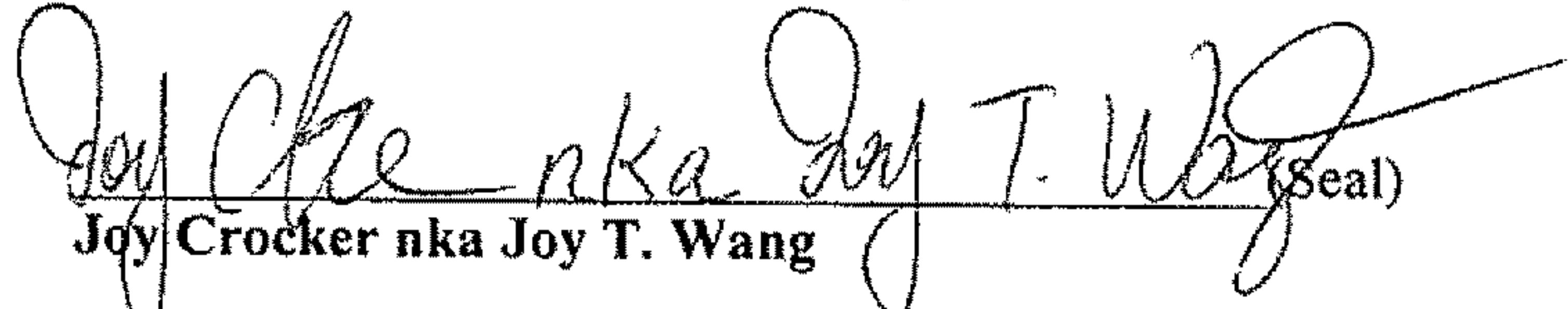
20' Easement in rear of said property as recorded in Plat Book 19, Page 157.

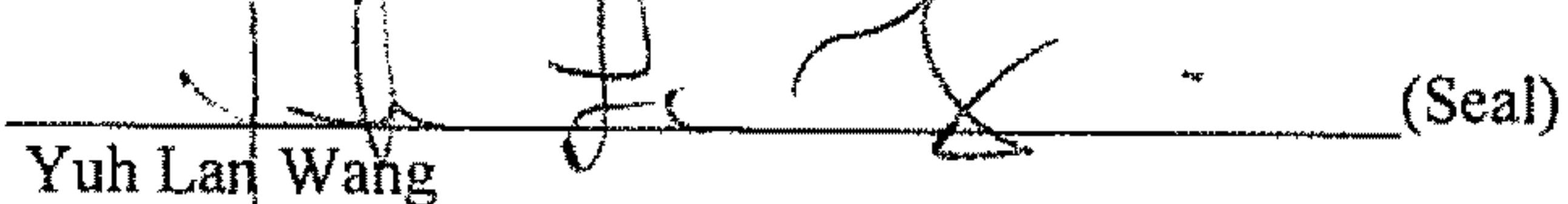
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1994-36074, and Instrument No. 1995-12493 and amended in Instrument No. 1995-25231 in the Probate Office of Shelby County, Alabama.

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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February 27, 2020.


Joy Crocker nka Joy T. Wang (Seal)


Terry Wang (Seal)

Yuh Lan Wang (Seal)

WARRANTY DEED

CBT File #2001058

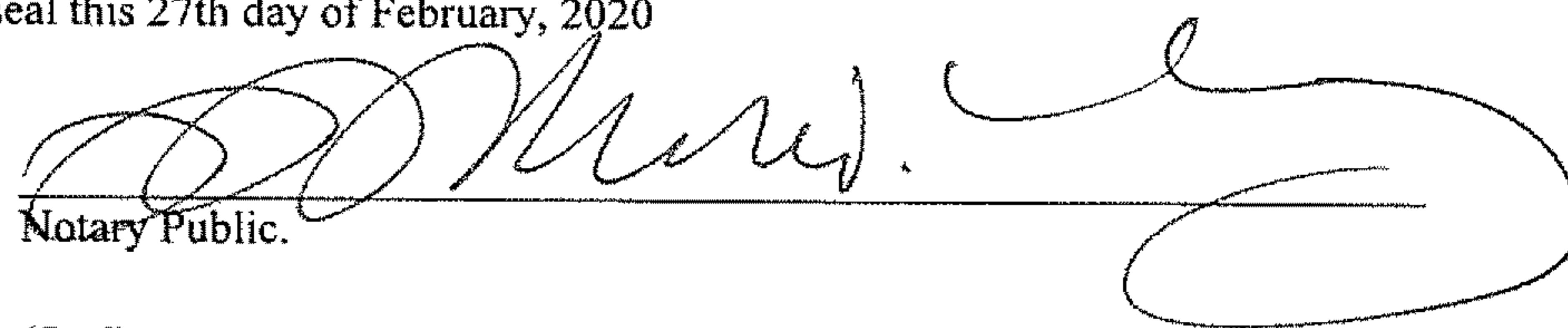
STATE OF ALABAMA
JEFFERSON COUNTY

2020030600089530 03/06/2020 12:18:17 PM DEEDS 2/3
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terry Wang and Yuh Lan Wang and Joy Crocker** aka **Joy T. Wang**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2020




Notary Public.

(Seal)
My Commission Expires: 3-01-20

Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)*Grantor's Name Terry Wang and Yuh Lan Wang and
Joy Crocker nka Joy T. WangMailing Address 233 Lenox Lane
Birmingham, Alabama 35242Date of Sale 02/27/2020Mailing Address 566 Thornberry Ln
Birmingham, AL 35242Property Address 233 Lenox Lane
Birmingham, Alabama 35242Total Purchase Price \$0.00

or

Actual Value _____

or

Assessor's Market Value \$245,200.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale Sales Contract Closing Statement Appraisal X Other Assessor's Market Value _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

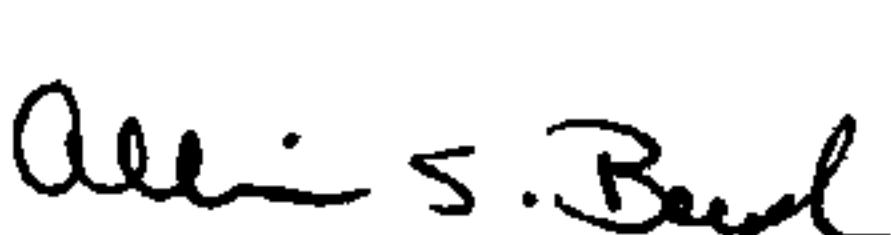
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).Date 2/27/2020Print Joy T. Wang Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2020 12:18:17 PM
\$275.50 CHARITY
20200306000089530