

20200318000107260
03/18/2020 12:58:59 PM
DEEDS 1/5

This Instrument Prepared By:

\$ 380,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA
§
SHELBY COUNTY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED AND EIGHTY THOUSAND DOLLARS AND NO/100 (\$380,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **ADAM T. NEVILL and JENNIFER NICOLE NEVILL a/k/a NICOLE NOTO NEVILL f/k/a JENNIFER NICOLE NOTO, husband and wife**, (hereinafter referred to as GRANTORS), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **STANLEY YAM AND LINGYAN JIANG, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE**, (hereinafter referred to as GRANTEE/S), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

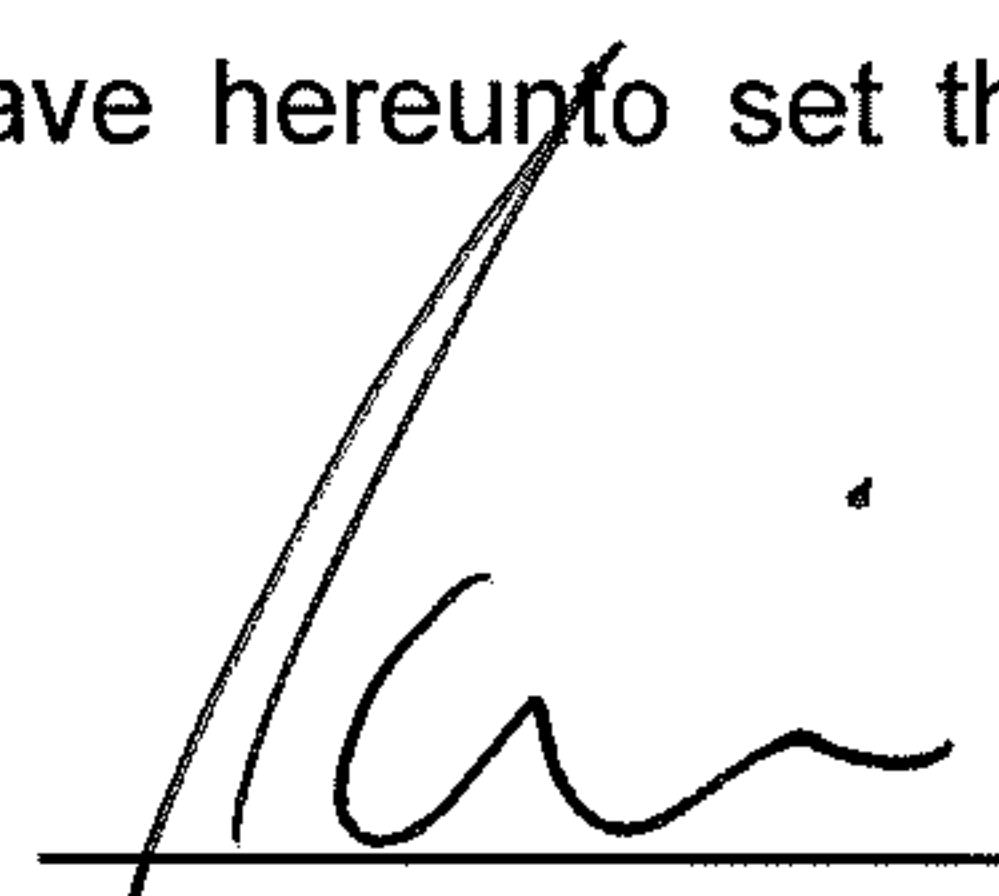
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument(s) recorded in Book 194, Page 254.
5. Easement granted Alabama Power Company by instrument recorded in Book 207, Page 380; Real Book 255, Page 763, Deed Book 109, Page 500 and Book 124, Page 232.
6. Drainage Easements and Agreements as recorded in Real Book 125, Page 238, Real Book 125, Page 249 and Real Book 199, Page 18.
7. Easement as to underground cables as recorded in Real Book 181, Page 995.
8. Right of Way granted Water Works and Sewer Board by instrument recorded in Real Book 194, Page 20, Real Book 194, Page 40, Real Book 194, Page 43 and Real Book 194, Page 1.
9. Release of Damages as recorded in Real Book 204, Page 965.
10. Terms, conditions, obligations, rules, regulations and by-laws of Brook Highland Homeowners' Association, Inc., as evidenced by the Articles of Incorporation recorded in Book 3416, Page 471, in Jefferson County, Alabama.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to

the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interests which they may own to the Grantee/s.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 7th day of February, 2020.



ADAM T. NEVILL

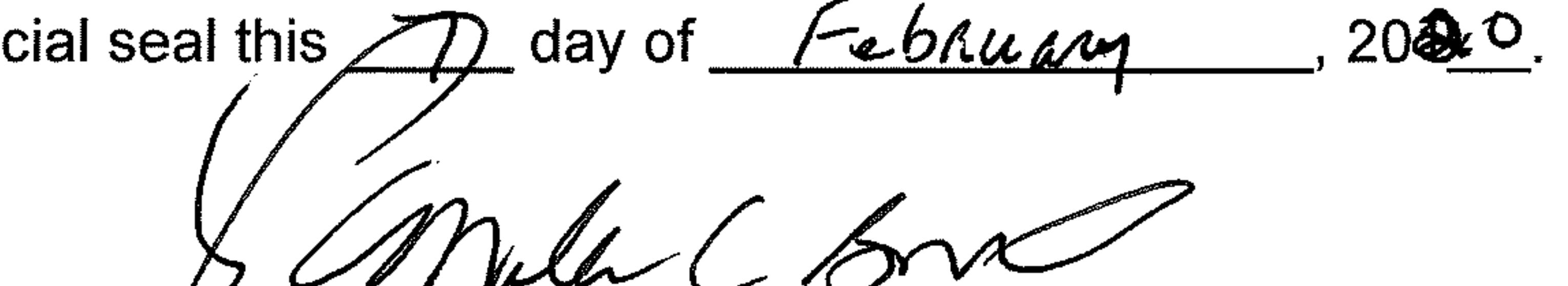


JENNIFER NICOLE NEVILL a/k/a NICOLE
NOTO NEVILL f/k/a JENNIFER NICOLE
NOTO

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned Notary Public, in and for said State, hereby certify that, **ADAM T. NEVILL, husband of Jennifer Nicole Nevill a/k/a Nicole Noto Nevill f/k/a Jennifer Nicole Noto**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 2020.
(AFFIX NOTARIAL SEAL)

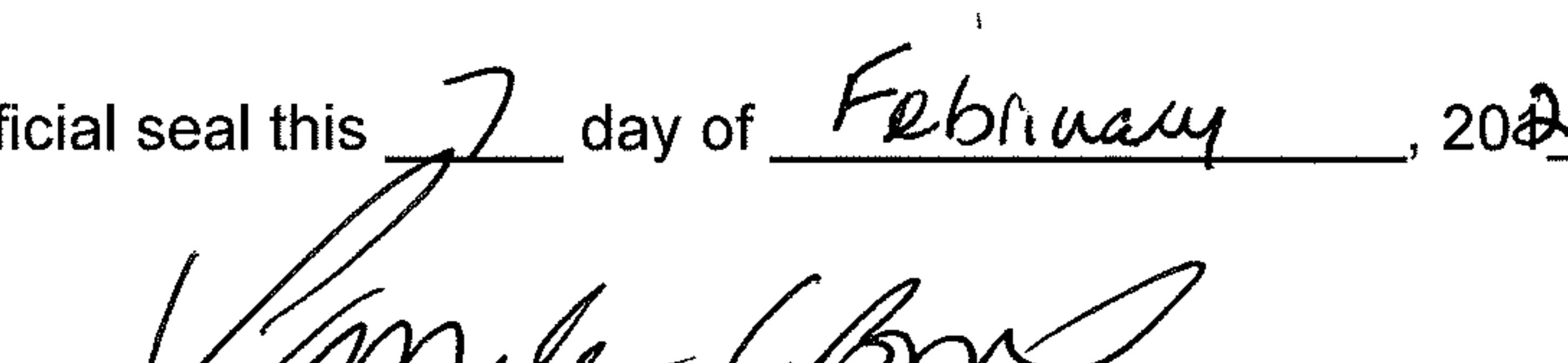


NOTARY PUBLIC
My Commission Expires: 15, September 2026

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned Notary Public, in and for said State, hereby certify that, **JENNIFER NICOLE NEVILL a/k/a NICOLE L. SWANN, wife of Adam T. Nevill**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 2020.
(AFFIX NOTARIAL SEAL)



NOTARY PUBLIC
My Commission Expires: 15, September 2026

Pamela C Bennett
Notary Public, South Carolina
Commission Expires September 15th, 2026

PROPERTY ADDRESS:

3752 Kinross Drive
Birmingham, AL 35242

GRANTEE'S ADDRESS:

3752 Kinross Dr.
Birmingham, AL 35242

GRANTOR'S ADDRESS:

3752 Kinross Dr.
Birmingham, AL 35242

THIS DEED MADE EFFECTIVE AS OF: March 17, 2020

EXHIBIT A

**LOT 51, ACCORDING TO THE MAP AND SURVEY OF BROOK HIGHLAND, 1ST SECTOR,
AS RECORDED IN MAP BOOK 12, PAGES 62 A & B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Adam T. Nevill
 Jennifer Nicole Nevill

 Mailing Address 3752 Kinross Drive
 Birmingham, AL. 35242

 Property Address 3752 Kinross Drive
 Birmingham, AL 35242

Grantee's Name Stanley Yam

 Mailing Address 3752 Kinross Drive
 Birmingham, AL 35242

 Date of Sale 17th day of March, 2020
 Total Purchase Price \$380,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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 Appraisal
 Sales Contract Other
 Closing Statement _____

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 3/17/2020

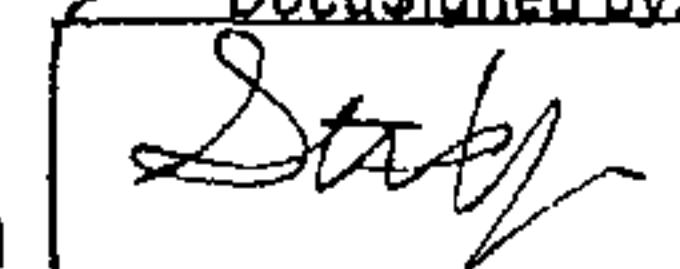


Print Stanley Yam

Unattested

(verified by)

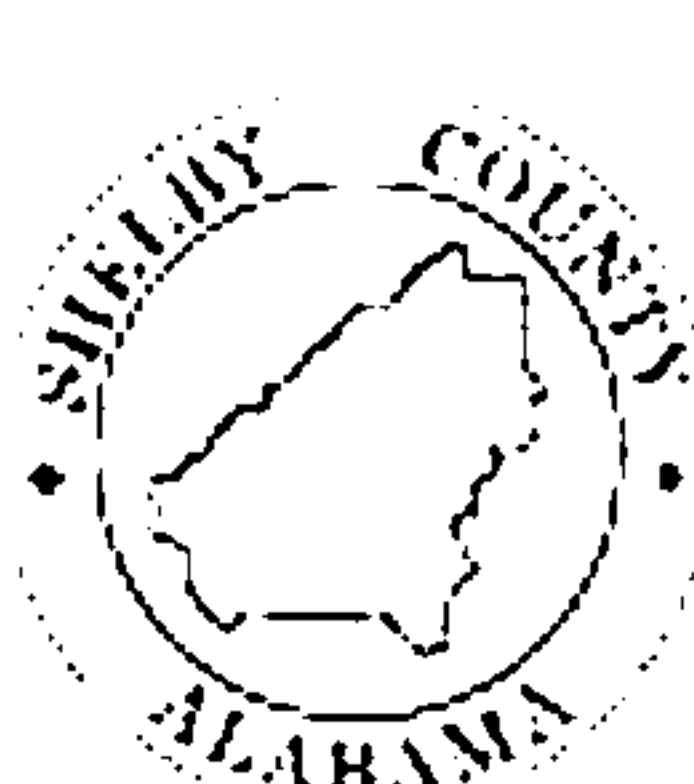
Sign



73CB75D925DC464

(Grantor/Grantee/owner/agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2020 12:58:59 PM
 \$416.00 CHARITY
 20200318000107260

Allie S. Boyd