

Send tax notice to:
RODNEY PERKINS
SHUNESA PERKINS
196 WOODBURY DRIVE
STERRETT, AL 35147
PLC2000304

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Forty Thousand and 00/100 Dollars (\$440,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Courtne Ying Mao and spouse, Kara Jane Mao**, whose mailing address is: **1095 Dunnivant Place, Birmingham, AL 35242**, (hereinafter referred to as "Grantors"), by **Rodney Perkins and Shunessa Perkins** whose mailing address is: **196 Woodbury Drive, Sterrett, AL 35147** (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, the property address of which is: **196 Woodbury Drive, Sterrett, AL 35147** to-wit:

LOT 1A, ACCORDING TO THE SURVEY OF RESURVEY OF LOT 1 OF THE ESTATES OF FOREST PARKS, AS RECORDED IN MAP BOOK 31, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

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.

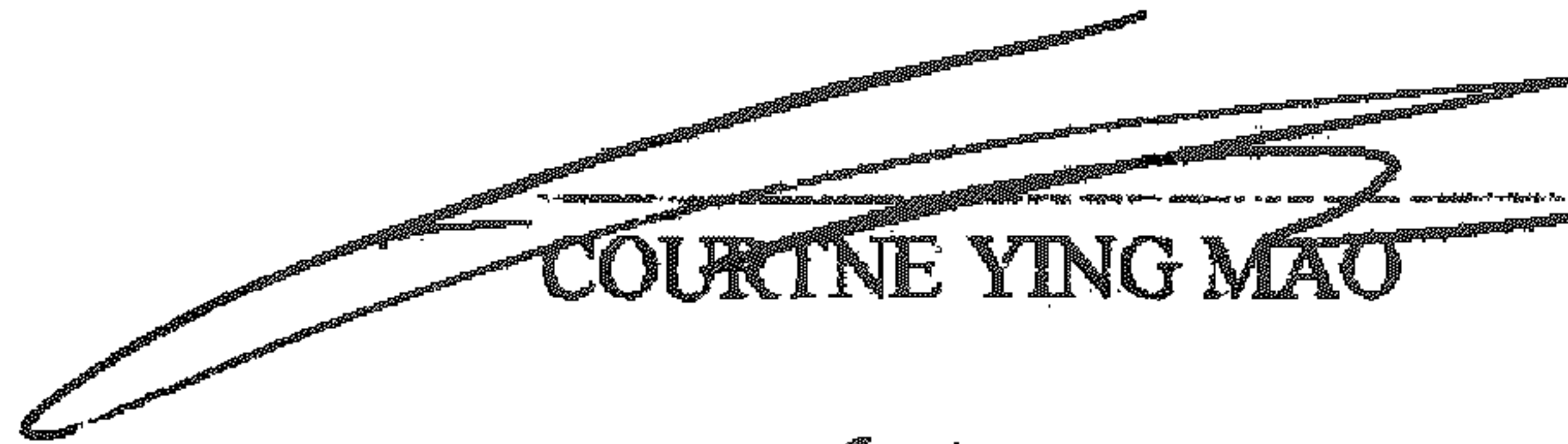
\$418,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

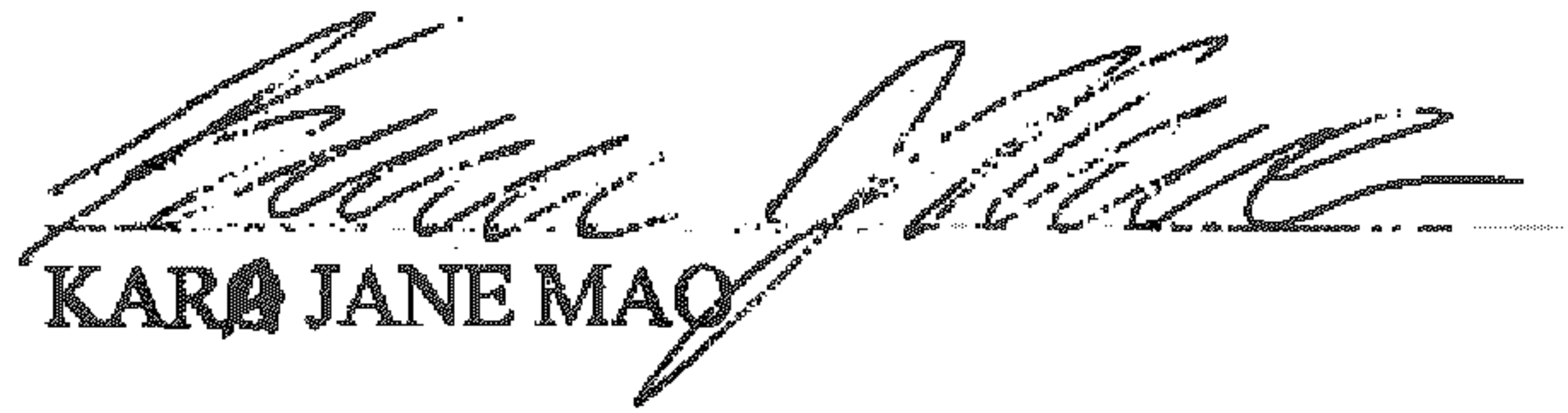
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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), Courtne Ying Mao and Kara Jane Mao have hereunto set their signature(s) and seal(s) on this 13th day of August 2020.


COURTNE YING MAO


KARA JANE MAO

STATE OF UTAH
COUNTY OF WEBER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtne Ying Mao and Kara Jane Mao, 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.

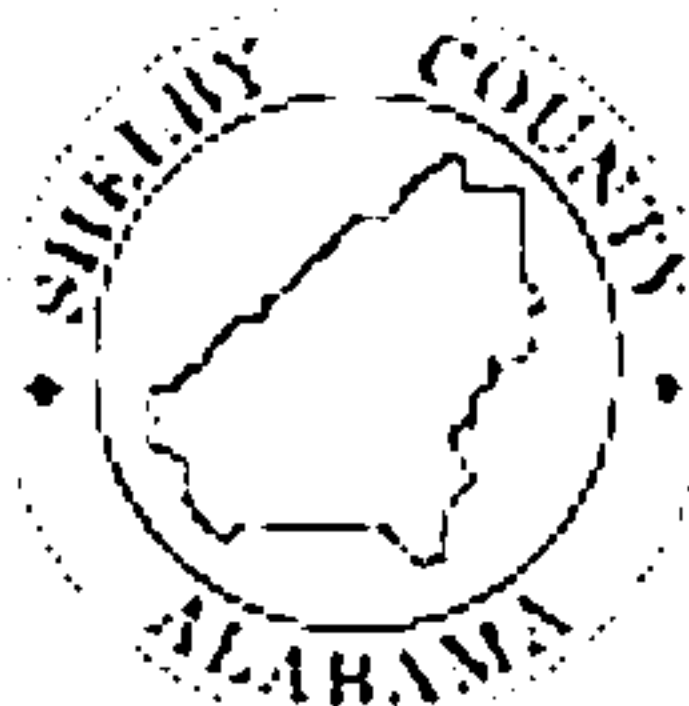
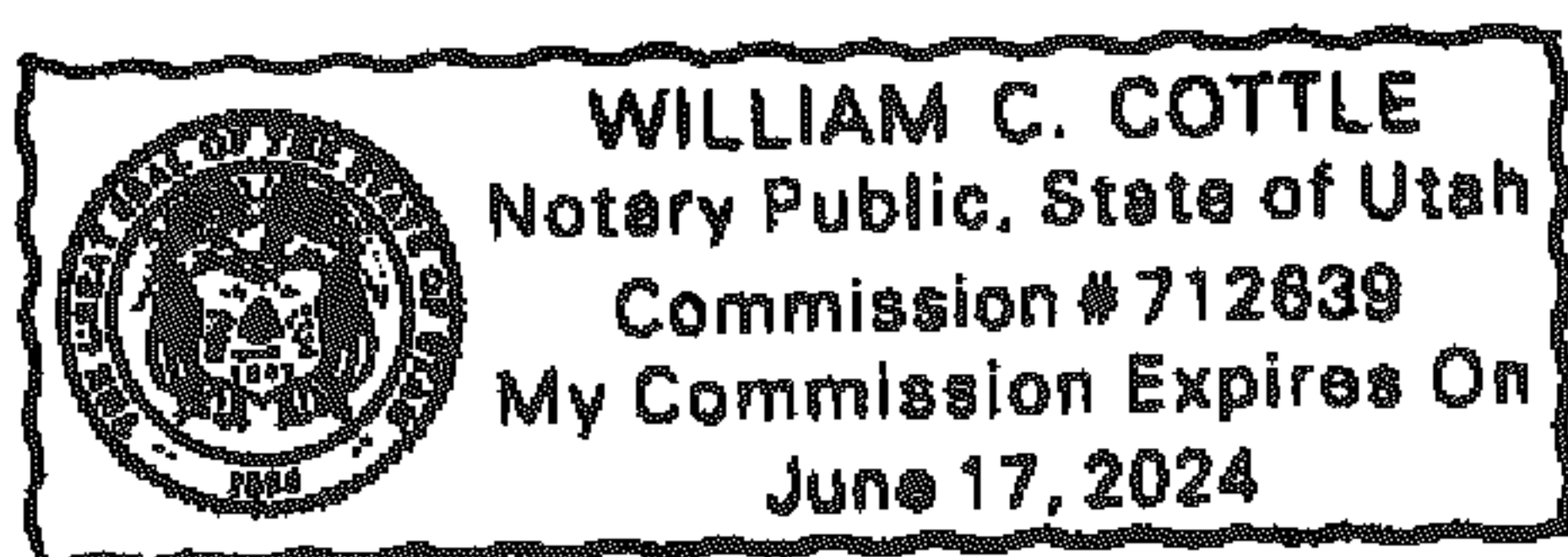
Given under my hand and official seal this the 13th day of August 2020.

WILLIAM C. COTTLE

Notary Public

Commission Expires: JUNE 17, 2024

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2020 01:50:54 PM
\$47.00 JESSICA
20200817000355100

Alli S. Beyl

