

**20201118000526690**  
**11/18/2020 08:49:28 AM**  
**DEEDS 1/2**

THIS INSTRUMENT PREPARED BY:  
Arthur Andrew Jenkins, Esq.  
Jenkins Title, LLC  
2100 Southbridge Parkway, Ste 650  
Birmingham, AL 35209

Send Tax Notice To:  
Jian Yu Chen and Mei Shou Chen  
1409 Cosmos Circle  
Vestavia Hills, AL 35216  
Tax Parcel: 13-5-22-3-003-086-000

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$197,500.00) to the undersigned Grantor, The **Andrew Hayes and Samantha Hayes, husband and wife** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Jian Yu Chen and Mei Shou Chen, a married couple** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 440, according to the Survey of Wyndham Rockhampton Sector, Phase II, as recorded in Map Book 24, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

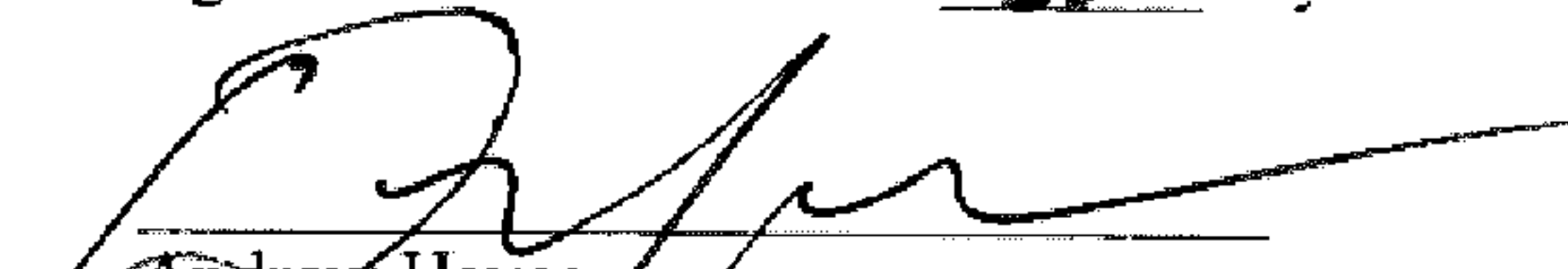
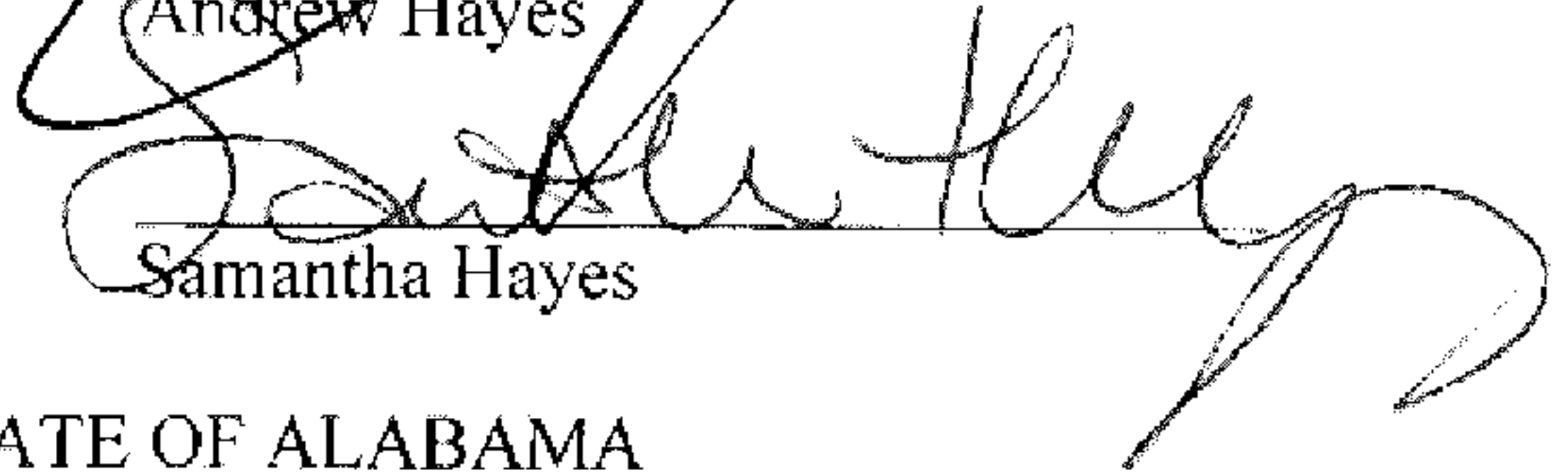
1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

**\$158,000.00 of the purchase price is from a purchase money mortgage recorded simultaneously herewith.**

Source of Title: Instrument # 20160316000085080

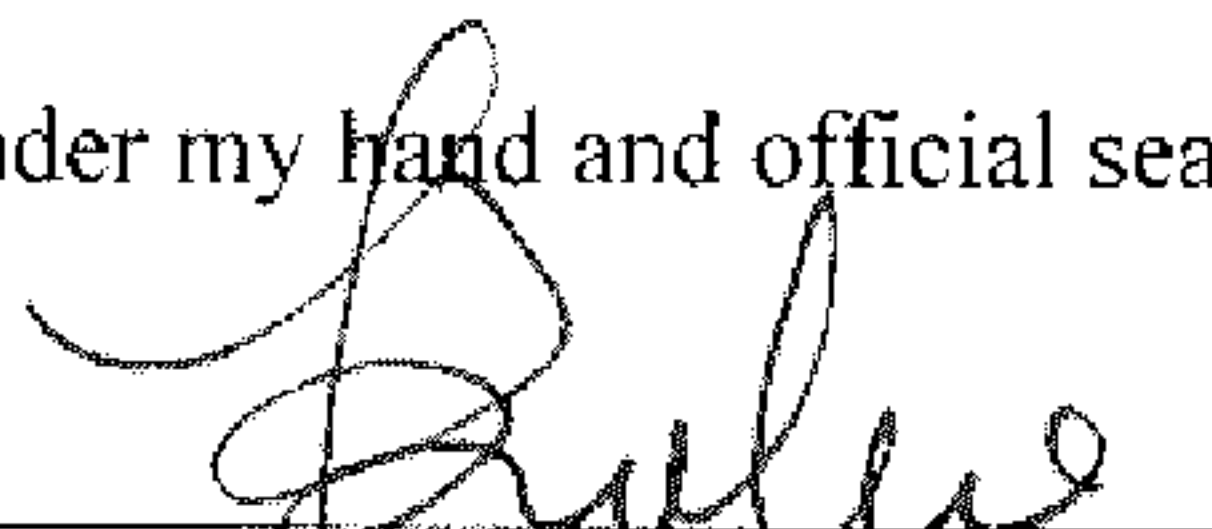
IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 23 day of October, 2020.

  
Andrew Hayes  
  
Samantha Hayes

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Andrew Hayes and Samantha Hayes whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2020.

  
Notary Public  
My Commission Expires:

**Bo Lu**  
Notary Public, Alabama State At Large  
My Commission Expires June 26, 2024

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Andrew Hayes and Samantha Hayes	Grantee's Name: Jian Yu Chen and Mei Shou Chen
Mailing Address: 8052 Rockhampton Circle Helena, AL 35080	Mailing Address: 1409 Cosmos Circle Vestavia Hills, AL 35216
Date of Sale: 23rd day of October, 2020	Total Purchase Price: 197,500.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2020 08:49:28 AM  
\$64.50 JESSICA  
20201118000526690

