

20210104000002490
01/04/2021 01:05:40 PM
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:
Samuel Freeman Hardy
3060 Old Cahaba Parkway
Helena, AL 35080
Tax Parcel: 13-4-20-2-004-080-000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00) to the undersigned Grantor, The **Jie Lin, a married man** (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 **Samuel Freeman Hardy and Hannah Hardy, husband and wife** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 80A and 80B, according to the Survey of Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:

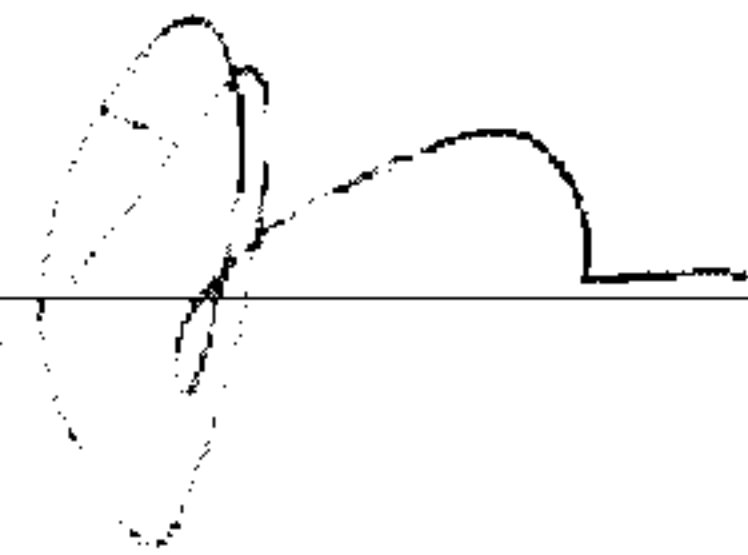
- I. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

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.

Source of Title: Quitclaim Deed from Shun Li Lin and Yu Ying Zhang to Jie Lin, dated October 27, 2020, filed for record November 6, 2020, recorded in Inst. No. 20201106000505920.

The property is not Homestead under the Grantor's name, nor the Grantor's spouse's name.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 08 day of December, 2020.

Jie Lin 

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jie Lin 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.

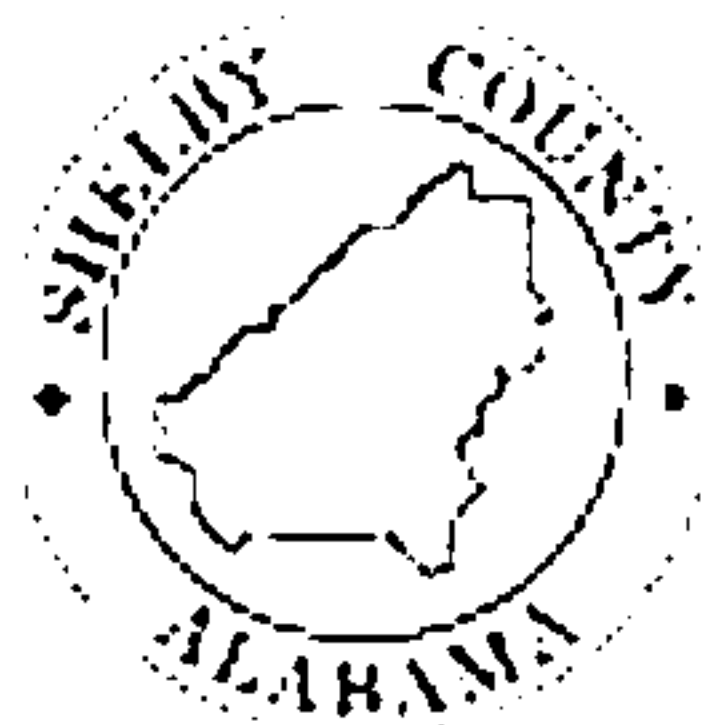
Given under my hand and official seal this 8th day of December, 2020.


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: Jie Lin	Grantee's Name: Samuel Freeman Hardy
Mailing Address: 1047 Crestview Ridge Helena, AL 35080	Mailing Address: 3060 Old Cahaba Parkway Helena, AL 35080
Date of Sale: 8th day of December, 2020	Total Purchase Price: 280,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2021 01:05:40 PM
\$33.50 JESSICA
20210104000002490

