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01/04/2021 01:40:40 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:
Weiyen Chen and Yanjin Jiang
19 Chase Plantation Parkway
Birmingham, AL 35244
Tax Parcel: 13-9-30-1-003-037-000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) to the undersigned Grantor, **The Christopher D. Popwell and Haley K. Popwell, 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 **Weiyen Chen and Yanjin Jiang, 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 2035, Old Cahaba Phase V, 6th Addition according to the plat thereof as recorded in Map Book 37, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

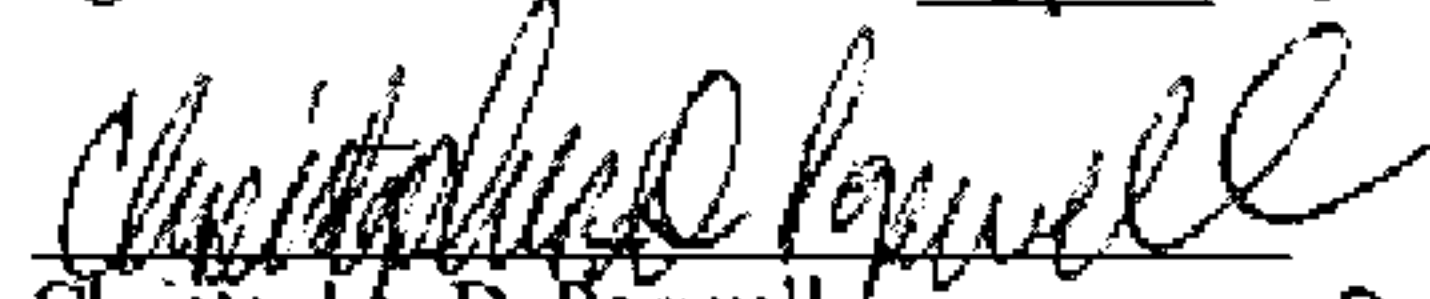
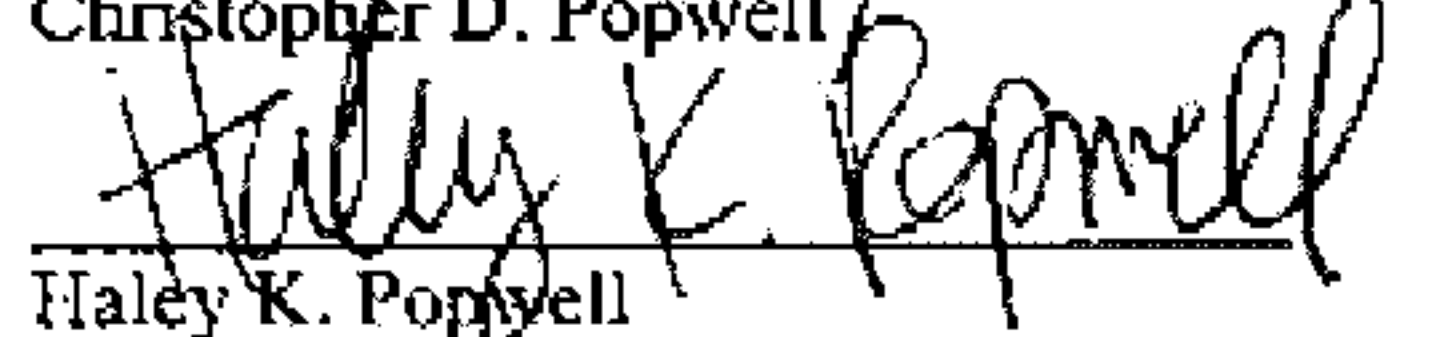
SUBJECT TO:

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.

Source of Title: Warranty deed from Adams Homes LLC to Christopher D. Popwell and Haley K. Popwell, dated September 24, 2012, filed for record October 9, 2012, recorded in Inst. No. 20121009000386740.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 21 day of December, 2020.


Christopher D. Popwell

Haley K. Popwell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher D Popwell and Haley K Popwell 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 21st 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: Christopher D. Popwell and Haley K. Popwell	Grantee's Name: Weiyan Chen and Yanjin Jiang
Mailing Address: 6051 Woodvale Drive Helena, AL 35080	Mailing Address: 19 Chase Plantation Parkway Birmingham, AL 35244
Date of Sale: 21st day of December, 2020	Total Purchase Price: 235,000.00
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 01:40:40 PM
\$119.00 CHERRY
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