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01/05/2021 09:09:25 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:
Qingke Fu
1135 Castlemaine Drive
Birmingham, AL 35226
Tax Parcel: 13-5-21-4-004-017-000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FORTY FIVE THOUSAND EIGHT HUNDRED AND 00/100 (\$145,800.00) to the undersigned Grantor, **The Michelle C. Brown, a single woman, and Christina M. Brown, a single woman**, (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 **Qingke Fu** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, Ashley Brook Townhomes, a subdivision, according to a map or plat there of which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, Map Book 22, Page 78.

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 Jennifer E. Woods, a married person to Michelle C. Brown, and Christina M. Brown, dated October 17th, 2016, filed for record November 16th, 2016, recorded in Inst. No. 20161116000421660.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 15th day of December, 2020.

Michelle C Brown

Michelle C. Brown

Christina M. Brown

Christina M. Brown

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michelle C Brown and Christina M Brown 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 15th day of December, 2020.

Bo Lu

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: Michelle C. Brown and Christina M. Brown	Grantee's Name: Qingke Fu
Mailing Address: 1408 Gate Post Road Clanton, AL 35046	Mailing Address: 1135 Castlemaine Drive Birmingham, AL 35226
Date of Sale: 15th day of December, 2020	Total Purchase Price: 145,800.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 09:09:25 AM
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Allen S. Bayl