

20210903000431110
09/03/2021 09:28:24 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:
Pulin Che and Haotian Fang
1273 Deer Trail Rd
Birmingham, AL 35226
Tax Parcel: 09-5-15-0-003-058-000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) to the undersigned Grantor, The **Sara K. Ingram, 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 **Pulin Che and Haotian Fang, 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 666, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

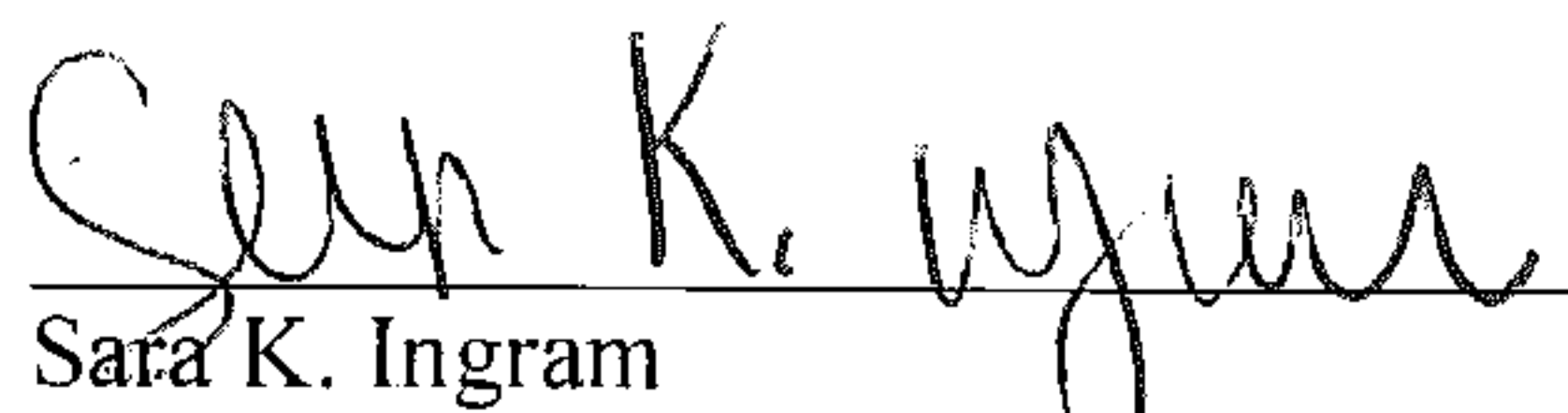
SUBJECT TO:

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 Christopher B. Durbin and Brittany Durbin to Sara K. Ingram, dated March 30, 2018, filed for record April 6, 2018, recorded in Inst. No. 20180406000114890.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 30th day of August, 2021.


Sara K. Ingram

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sara K. Ingram 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.

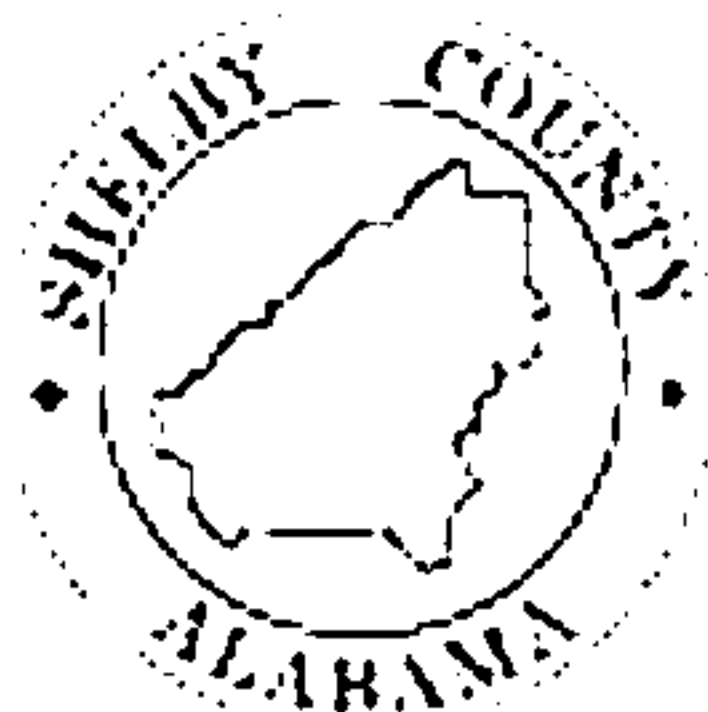
Given under my hand and official seal this 30th day of August, 2021.


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: Sara K. Ingram	Grantee's Name: Pulin Che and Haotian Fang
Mailing Address: 405 River Oaks Drive Wetumpka, AL 36092	Mailing Address: 1273 Deer Trail Rd Birmingham, AL 35226
Date of Sale: 30th day of August, 2021	Total Purchase Price: 180,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2021 09:28:24 AM
\$70.00 CHERRY
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