

20210924000467660
09/24/2021 04:22:26 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:
Haotian Fang and Pulin Che
1273 Deer Trail Road
Birmingham, AL 35226
Tax Parcel: 09-5-21-0-000-001.495

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED AND 00/100 (\$235,300.00) to the undersigned Grantor, The **Hugh V. Hogue Jr., a single 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 **Haotian Fang and Pulin Che, 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 523, according to the Survey of the Final Plat Forest Lakes Sector 5, as recorded in Map Book 34, Pages 122 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

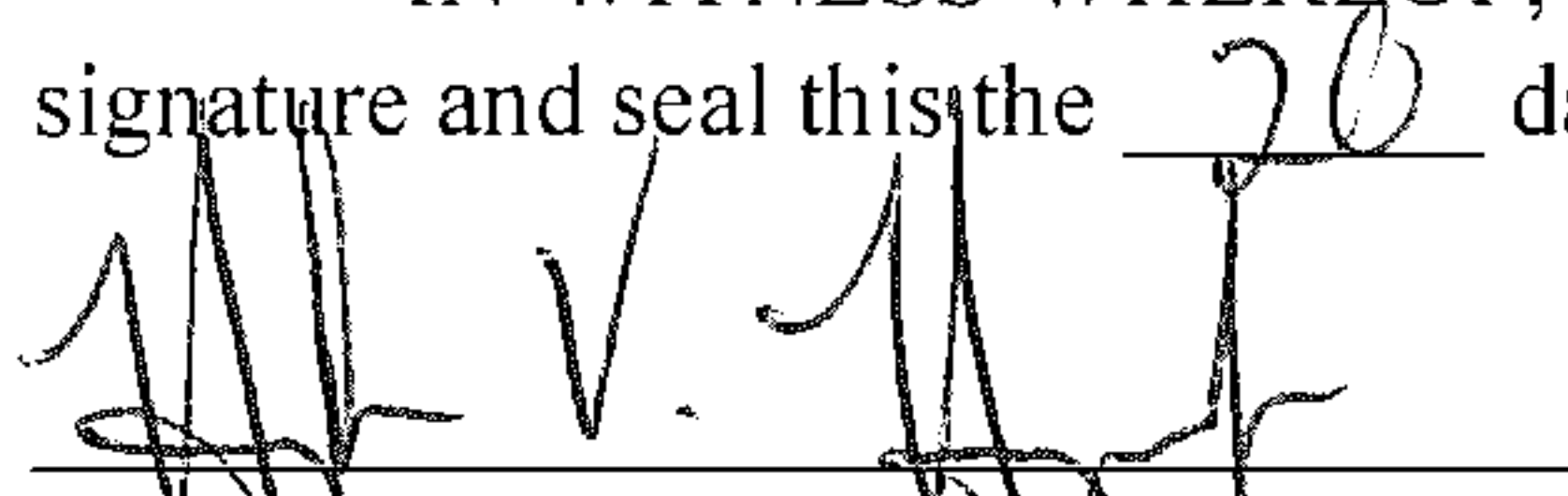
1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

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.

Source of Title: General Warranty deed from Lindsey Self Forehand and Jacob Rhea Forehand to Hugh V. Hogue, Jr., dated July 8, 2019, filed for record July 9, 2019, recorded in Inst. No. 20190709000244000.

\$176,475.00 of the purchase price is being financed with a purchase money mortgage, in favor of United Wholesale Mortgage, and is recorded simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 20 day of September, 2021.

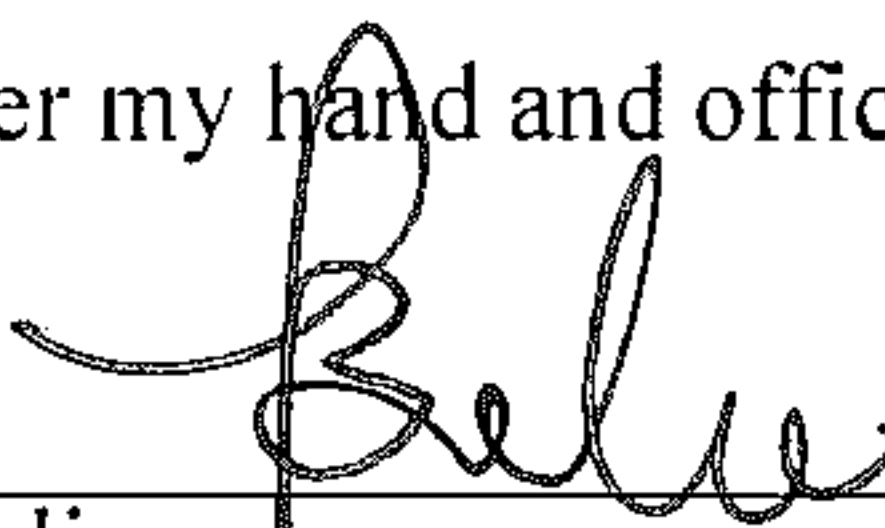


Hugh V. Hogue, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hugh V. Hogue, Jr. 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 20th day of September, 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: Hugh V. Hogue, Jr.	Grantee's Name: Haotian Fang and Pulin Che
Mailing Address: 530 Chelsea Station Circle Chelsea, AL 35043	Mailing Address: 1273 Deer Trail Road Birmingham, AL 35226
Date of Sale: 20th day of September, 2021	Total Purchase Price: 235,300.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2021 04:22:26 PM
\$84.00 CHARITY
20210924000467660

Allen S. Bayl