

20210924000467680  
09/24/2021 04:22:28 PM  
DEEDS 1/3

Prepared By:  
Arthur Andrew Jenkins, Esq.  
After recording, return to:  
Jenkins Title, LLC  
11340 Lakefield Dr, Suite 200,  
Johns Creek, GA 30097

Send Tax Notice To:  
Jingzi Li, Pulin Che and Haotian Fang  
1273 Deer Trail Rd  
Birmingham, AL 35226

**DEED PREPARATION ONLY**

**Quitclaim Deed**

This Quitclaim Deed is made as of September 20, 2021 between

**Pulin Che & Haotian Fang, wife and husband**  
(hereinafter referred to as "Grantor")

And

**Jingzi Li (as to a 70% interest), Pulin Che (as to a 15% interest) and Haotian Fang (as to a 15% interest), as  
joint tenants with right of survivorship**  
(hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH, that

GRANTOR, in consideration of love and affection for his spouse, and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby quitclaim, sell, remise, and convey unto Grantee all that tract or parcel of land (the "Property") which is more particularly described on Exhibit A attached hereto together with (1) all buildings, fixtures and improvements thereon, (2) all rights appurtenant thereto and (3) all of Grantor's rights in and to any strips or gores between the Property and adjoining lands and street rights of ways.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

**Source of Title: Warranty deed from Hugh V Hogue, Jr., dated September 20th, 2021, filed for record simultaneously herewith.**

[Execution on Following Page]

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

Pulin Che  
Pulin Che  
Haotian Fang  
Haotian Fang

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Pulin Che & Haotian Fang, whose name is 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, 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.

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: Pulin Che & Haotian Fang	Grantee's Name: Jingzi Li & Pulin Che & Haotian Fang
Mailing Address: 1273 Deer Trail Rd Birmingham, AL 35226	Mailing Address: 1273 Deer Trail Rd Birmingham, AL 35226
Date of Sale: 20th day of September, 2021	Total Purchase Price: Love & Affection Tax Market Value: \$181,200x0.7=126,840
Verify purchase price with: 2021 Tax records	

**Exhibit A – Legal Description**

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.

697 Forest Lakes Dr, Sterrett, AL 35147

Tax Parcel: 09-5-21-0-000-001.495



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/24/2021 04:22:28 PM**  
**\$156.00 CHARITY**  
**20210924000467680**

*Alvin S. Bayl*