

20211208000583290
12/08/2021 10:17:19 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:
Haotian Fang
1273 Deer Trail Road
Birmingham, AL 35226
Tax Parcel: 13-5-21-4-008-007-000

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) to the undersigned Grantor, The **David Goodman and Lori Burns, 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 **Haotian Fang, a married man** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 101, according to the Survey of Wyndham Cottages Phase II, as recorded in Map Book 27, Page 2, 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: Warranty deed from Hayley M. Ramires to David Goodman, dated July 28, 2014, filed for record July 28, 2014, recorded in Inst. No. 20140728000230490.

\$151,500 of the purchase price is being financed with a purchase money mortgage, in favor of United Wholesale Mortgage, LLC, 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 30th day of November, 2021.

David Goodman
David Goodman

Lori Burns
Lori Burns

STATE OF ALABAMA
COUNTY OF JEFFERSON

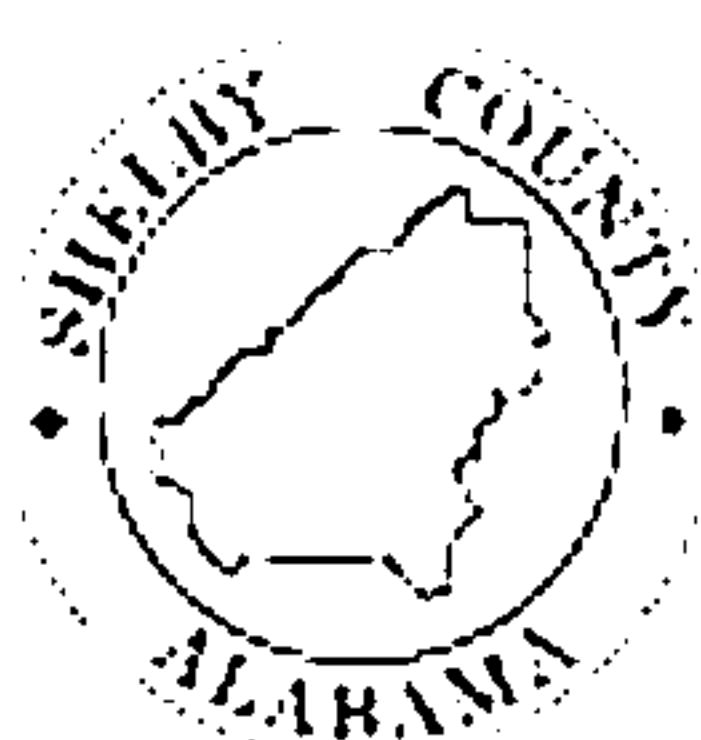
I, the undersigned Notary Public in and for said County and State, hereby certify that David Goodman and Lori Burns whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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

Wendy Wilkinson Coppel
Notary Public
My Commission Expires: 12/15/21

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: David Goodman and Lori Burns	Grantee's Name: Haotian Fang
Mailing Address: 4347 Ridgemont Circle Birmingham, AL 35244	Mailing Address: 1273 Deer Trail Road Birmingham, AL 35226
Date of Sale: 30th day of November, 2021	Total Purchase Price: 205,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2021 10:17:19 AM
\$78.50 CHERRY
20211208000583290

Allie S. Bayl