

20220201000044460
02/01/2022 08:53:42 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Juan Wang and Yong Liu
2733 Anna Steele Ln.
Vestavia Hills, AL 35216

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243
BHM-22-98

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY THOUSAND EIGHT HUNDRED AND 00/100 (\$250,800.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shu-Chiu L. Chao, an unmarried woman**, whose address is 120 Oxmoor Glen Circle Birmingham AL 35211 (hereinafter "Grantor", whether one or more), by **Juan Wang and Yong Liu**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Juan Wang and Yong Liu**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **629 Forest Lakes Drive, Sterrett, AL 35147** to-wit:

Lot 31, according to the Survey of Forest Lakes Sector 1, as recorded in Map Book 28, page 94, in the Probate Office of Shelby County, Alabama.

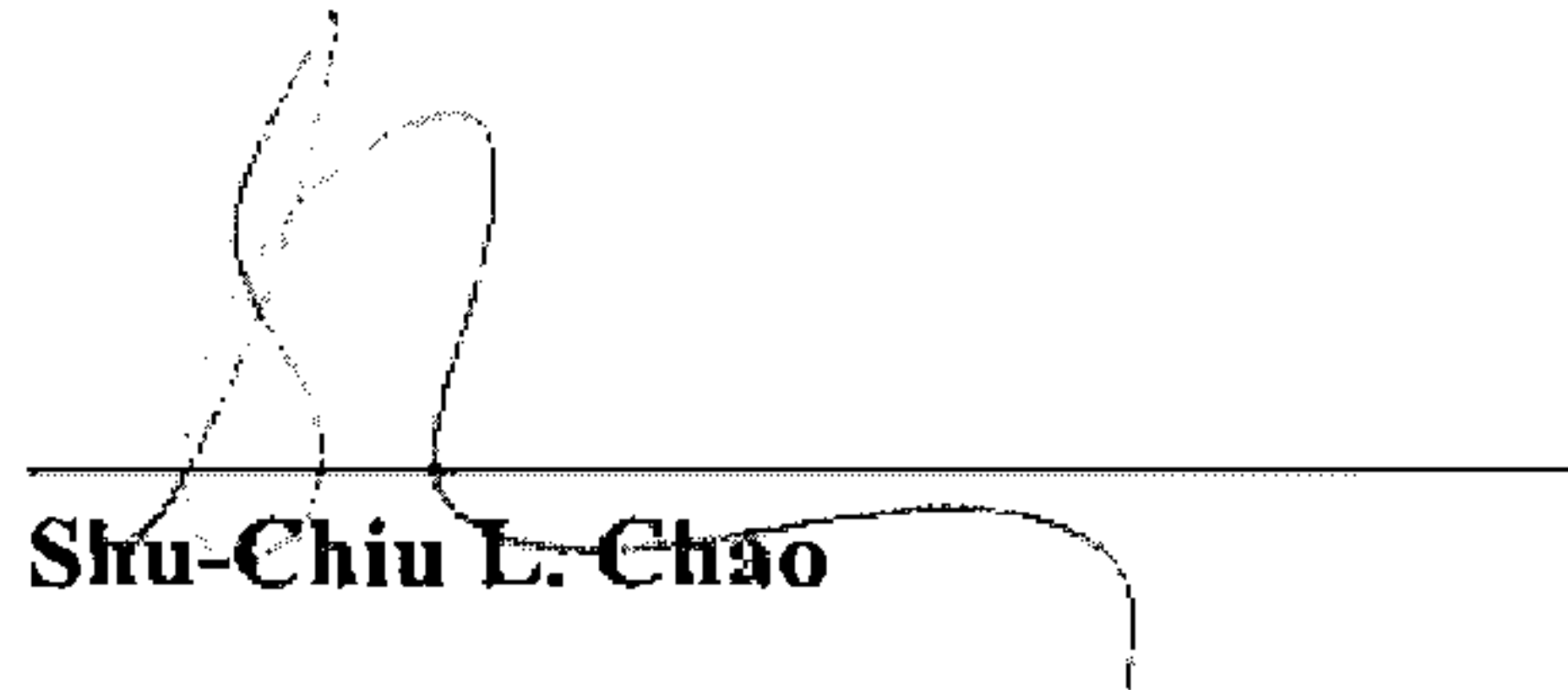
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$188,100.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

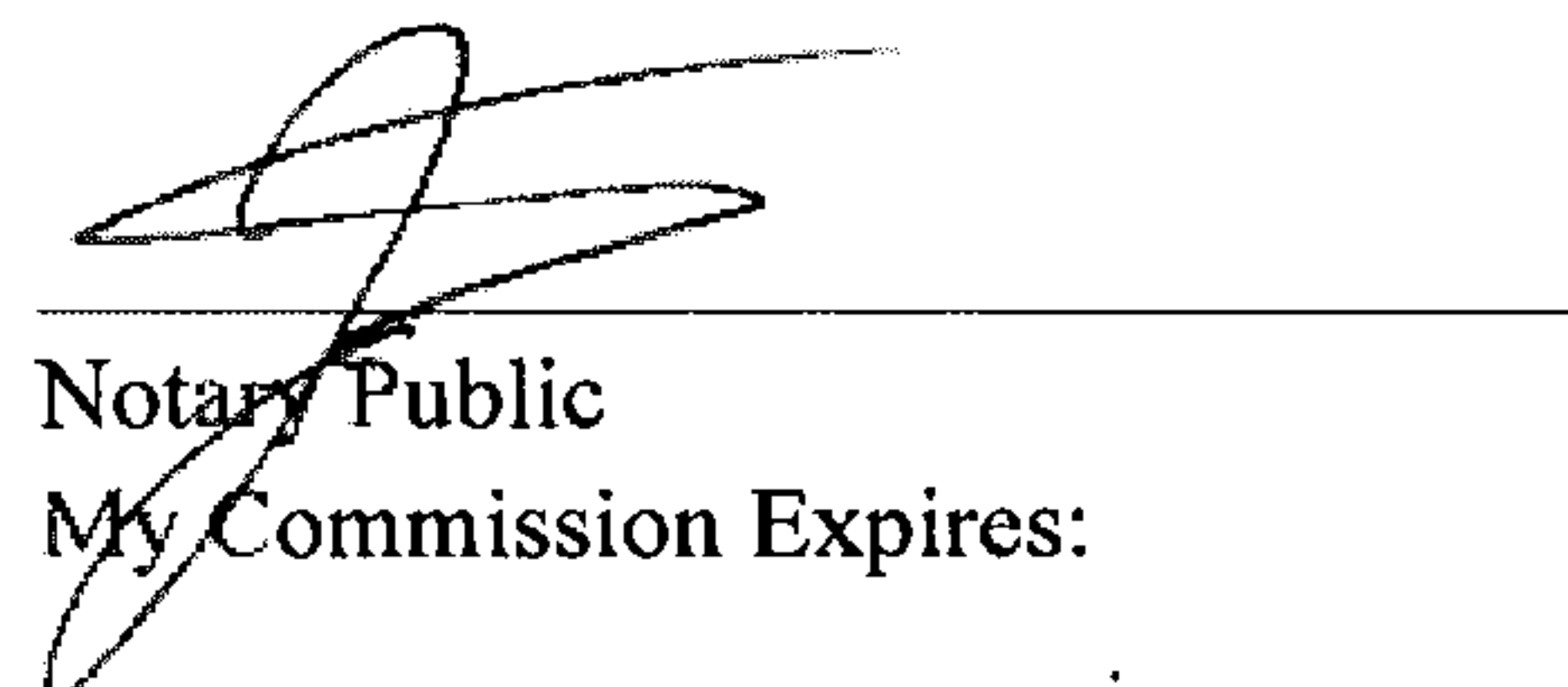
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of January, 2022.

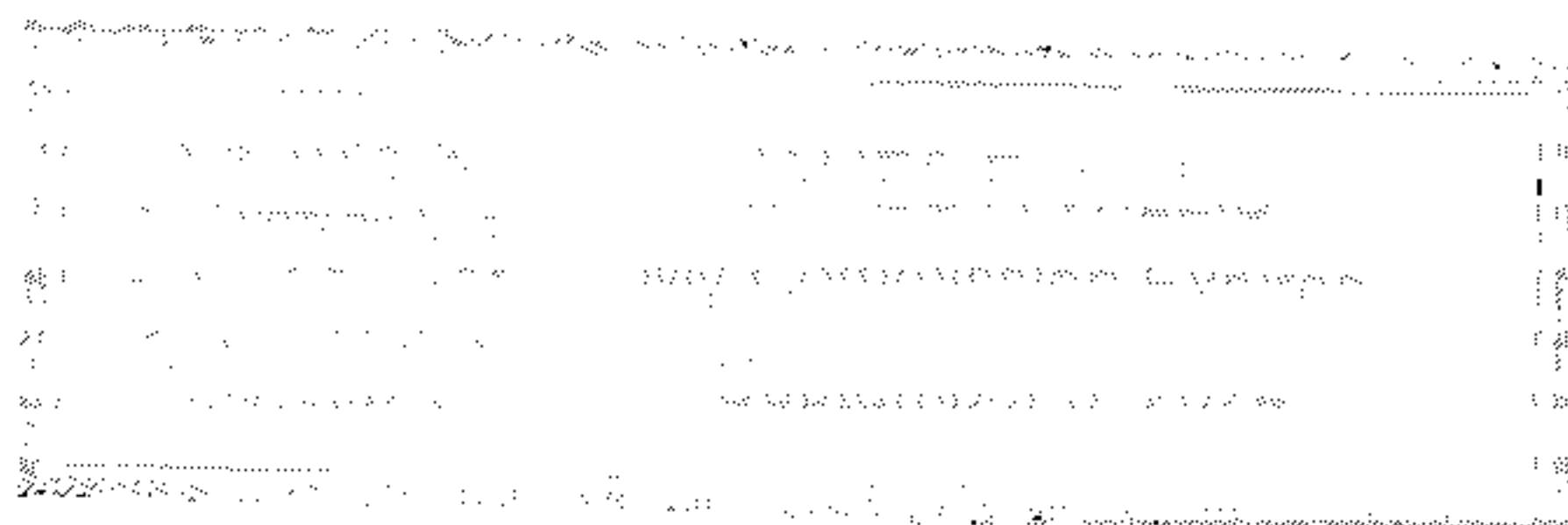

Shu-Chiu L. Chao

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shu-Chiu L. Chao 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 31st day of January, 2022.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2022 08:53:42 AM
\$88.00 JOANN
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