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04/14/2022 08:15:50 AM
QCDEED 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
Birmingham, AL 35226

DEED PREPARATION ONLY

Quitclaim Deed

This Quitclaim Deed is made as of November 30, 2021 between

Haotian Fang, a married man
(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 David Goodman and Lori Burns, dated November 30th, 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 30th day of November, 2021.




Haotian Fang

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that 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 30th day of November, 2021.



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: Haotian Fang	Grantee's Name: Jingzi Li & Pulin Che & Haotian Fang
Mailing Address: 1273 Deer Trail Birmingham, AL 35226	Mailing Address: 1273 Deer Trail Birmingham, AL 35226
Date of Sale: 30th day of November, 2021	Total Purchase Price: Love & Affection Tax Market Value: \$205,000x0.85=\$174,250
Verify purchase price with: 2021 Tax records	

Exhibit A – Legal Description

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.

Property: 9130 Brookline Ln, Helena, AL 35080

Tax Parcel: 13-5-21-4-008-007-000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2022 08:15:50 AM
\$202.50 CHERRY
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Allie S. Bayl