

20220414000155110  
04/14/2022 03:27:53 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Tony Guo and Ying Jin Yang  
324 Kinross Cove  
Pelham, AL 35124

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BLD2100610

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Five Hundred Thirty Thousand and 00/100 Dollars (\$530,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **DAL Properties, LLC**, whose address is 3112 Hwy. 109, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Tony Guo and Ying Jin Yang** (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 Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 324 Kinross Cove, Pelham, AL 35124**, to-wit:

**Lot 2437, according to the map and survey of Kinross Highlands at Ballantrae, Phase II, as recorded in Map Book 54, Page 79, in the Probate Office of Shelby County, Alabama.**

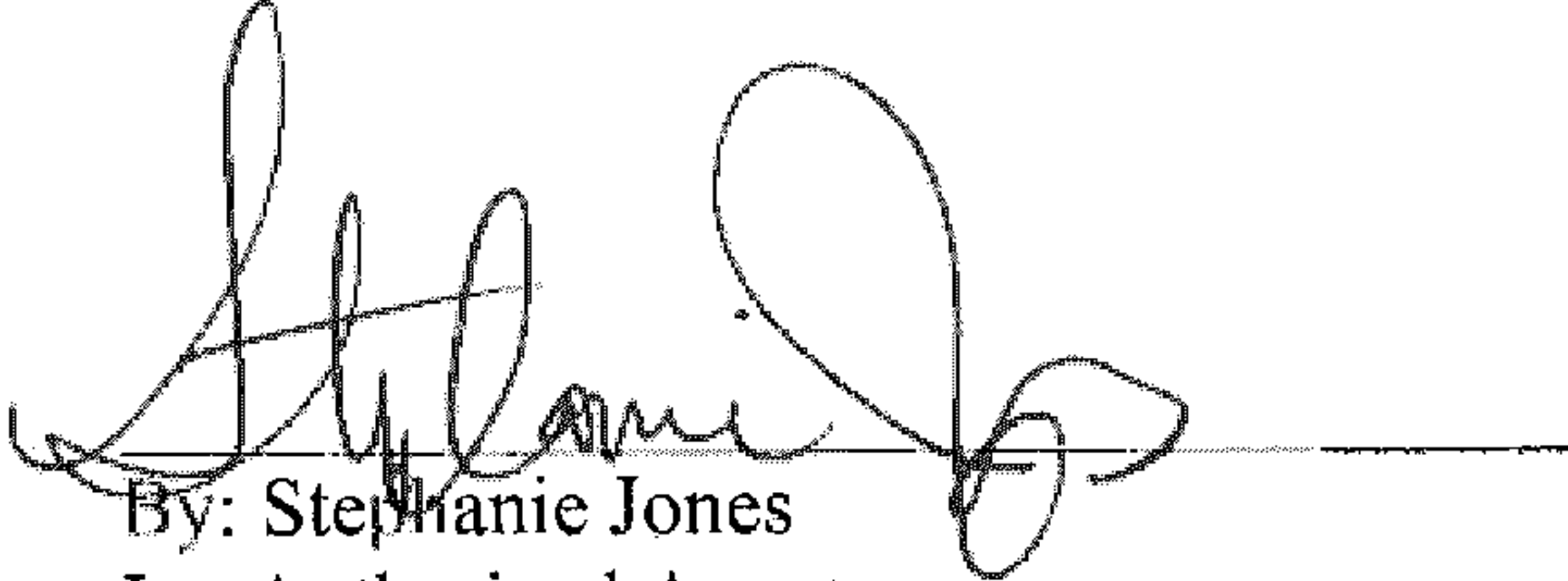
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$200,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, DAL Properties, LLC, by Stephanie Jones, as Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 14th day of April, 2022.

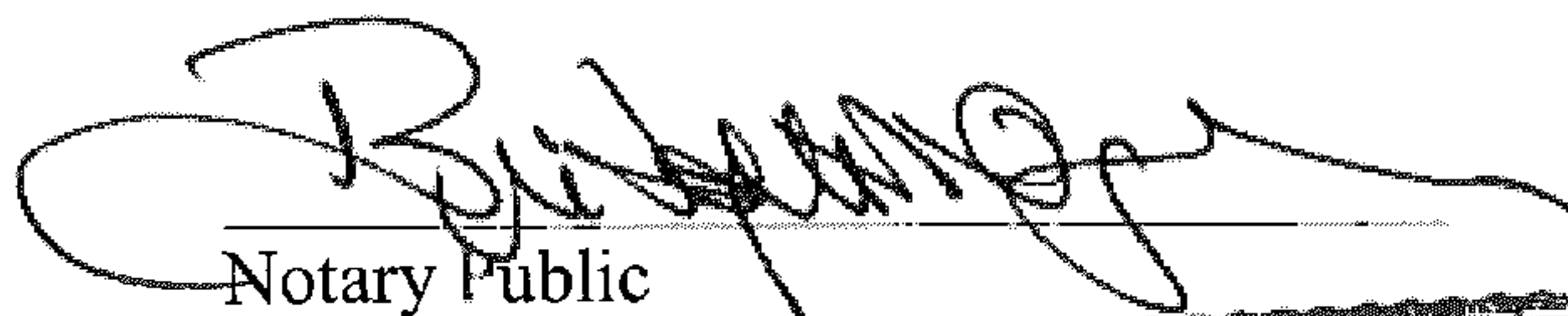
**DAL Properties, LLC**

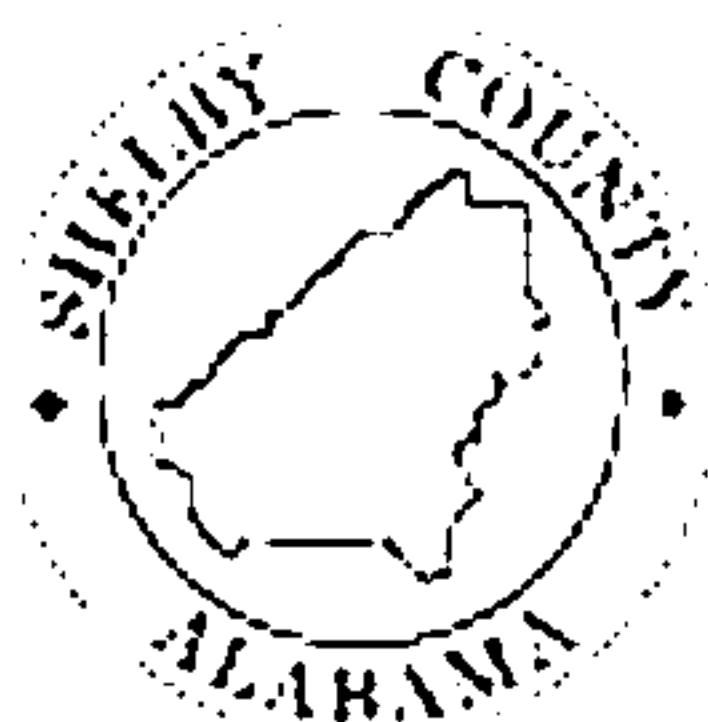
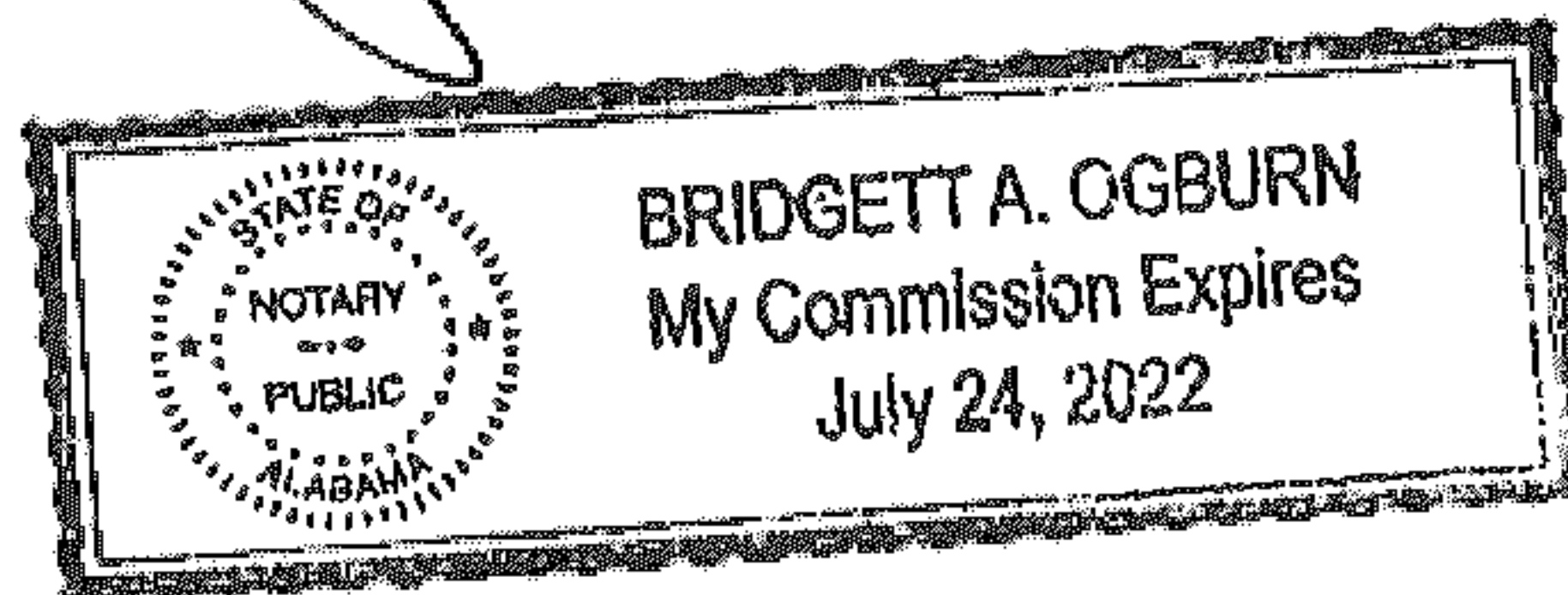
  
By: Stephanie Jones  
Its: Authorized Agent

**State of Alabama  
County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, as Authorized Agent of DAL Properties, LLC, 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 she, in her capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 14th day of April, 2022.

  
Notary Public



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/14/2022 03:27:53 PM  
\$355.00 CHARITY  
20220414000155110**

*Allen S. Bayl*