

Send Tax Notice to:
Yajing Wang and Jianli Zhao
2423 Birkshire Drive
Birmingham, AL 35244

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-1025**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Perry C. Greer and Sue O. Greer, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

124 Braxton Way, Pelham, AL 35124

by **Yajing Wang and Jianli Zhao (herein referred to as "Grantee," whether one or more),** whose mailing address is

2423 Birkshire Drive, Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2423 Birkshire Drive, Birmingham, AL 35244,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$508,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of June, 2022.

Perry C. Greer by Sue O. Greer

Sue O. Greer Attorney-In-Fact

Perry C. Greer by Sue O. Greer, Attorney-In-Fact

Sue O. Greer
Sue O. Greer

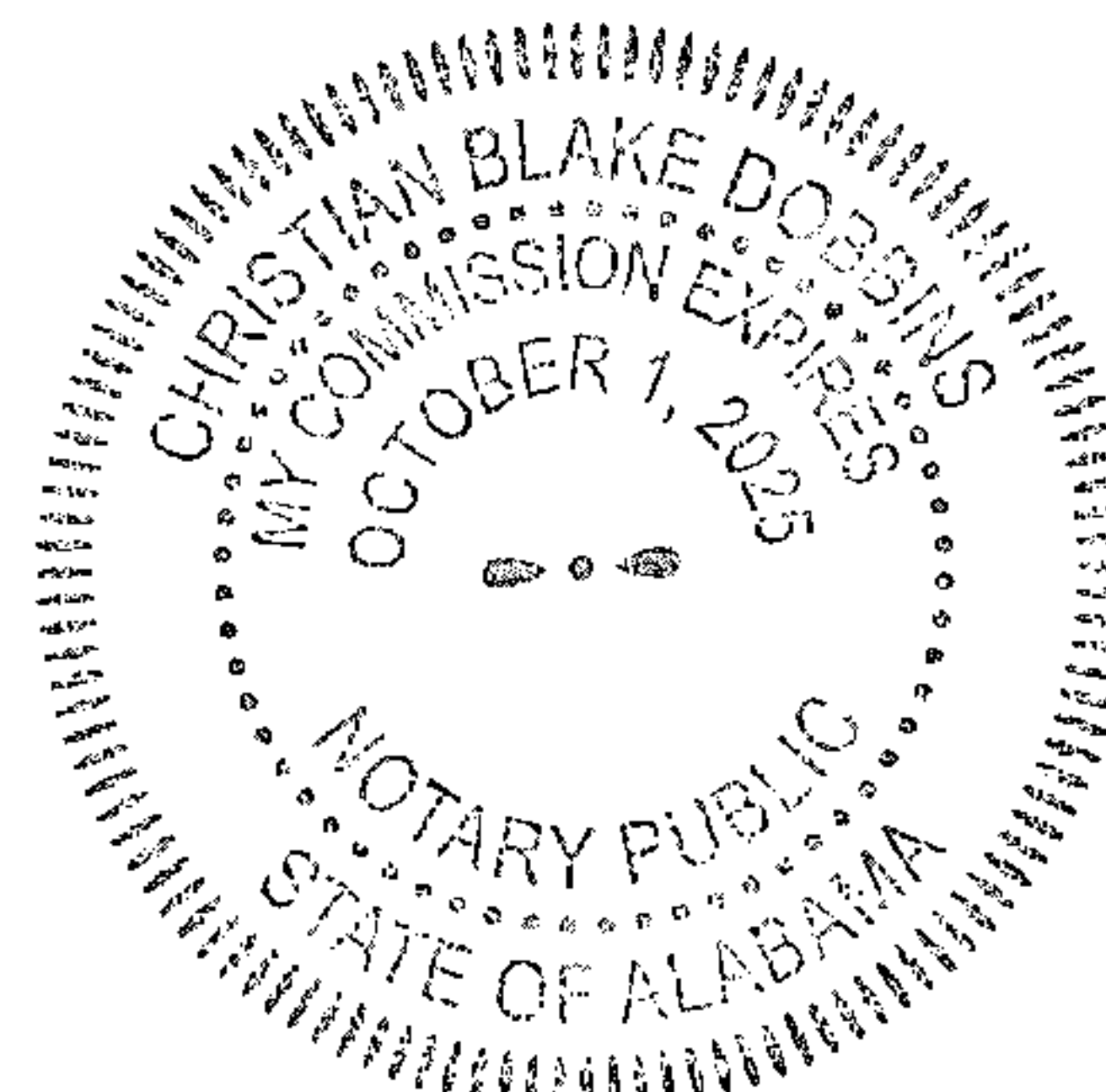
State of Alabama
County of Jefferson

I, C. Blake Robbins, a Notary Public, hereby certify that **Sue O. Greer**, whose name(s) is signed as Attorney in Fact for **Perry C. Greer** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of June, A. D. 2022.

C. Blake Robbins
Notary Public

Printed Name
My Commission Expires:



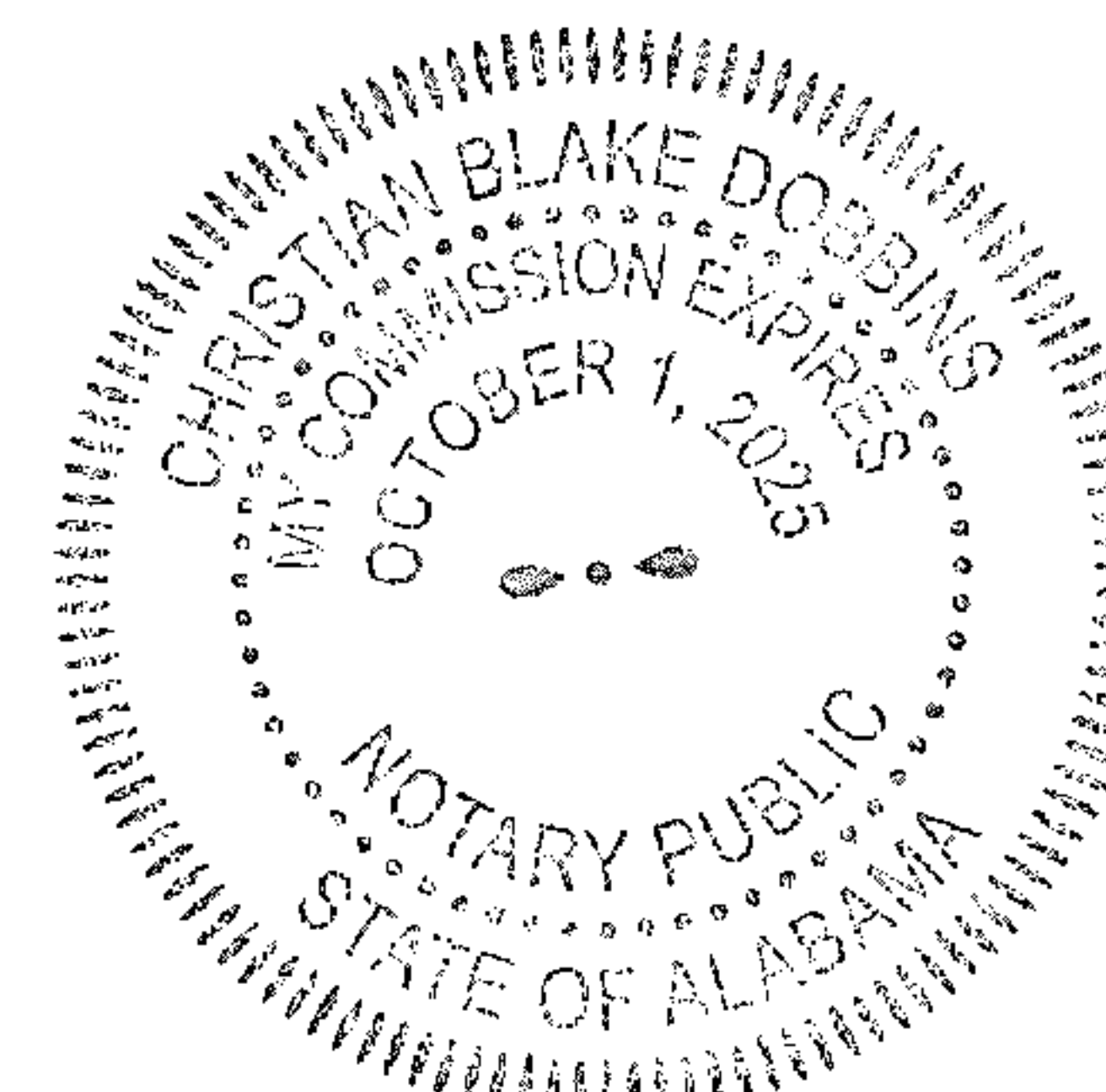
State of Alabama
County of Jefferson

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Given under my hand this 27 day of June, A. D. 2022.

C. Blake Robbins
Notary Public

Printed Name
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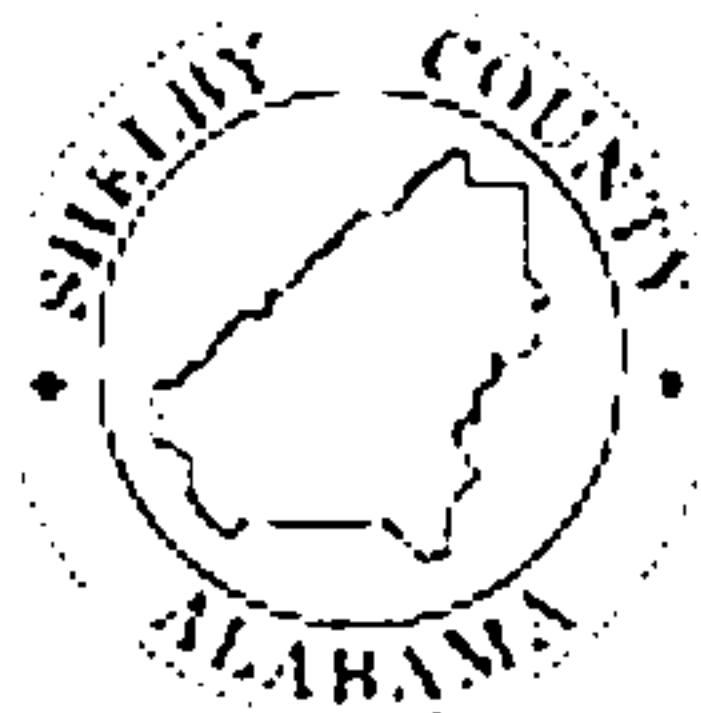


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EXHIBIT A

Property 1:

Lot 3814A, according to a Resurvey of Lots 3810 through 3815 of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 24, Page 136 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2022 03:38:13 PM
\$55.00 JOANN
20220627000256360

Allen S. Bayal