

Send Tax Notice to:  
Jian Zhong and Yinkun Wan  
1565 Indian Crest Drive  
Indian Springs, AL 35124

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-22-2229**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY TWO THOUSAND AND 00/100 (\$182,000.00)** 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 **Mary H. Griffin and Thomas J. Griffin, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3645 Highway 331, Columbiana, AL 35051

by **Jian Zhong and Yinkun Wan (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1565 Indian Crest Dr, Indian Springs, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **137 Hillwood Drive, Alabaster, AL 35007**, 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.

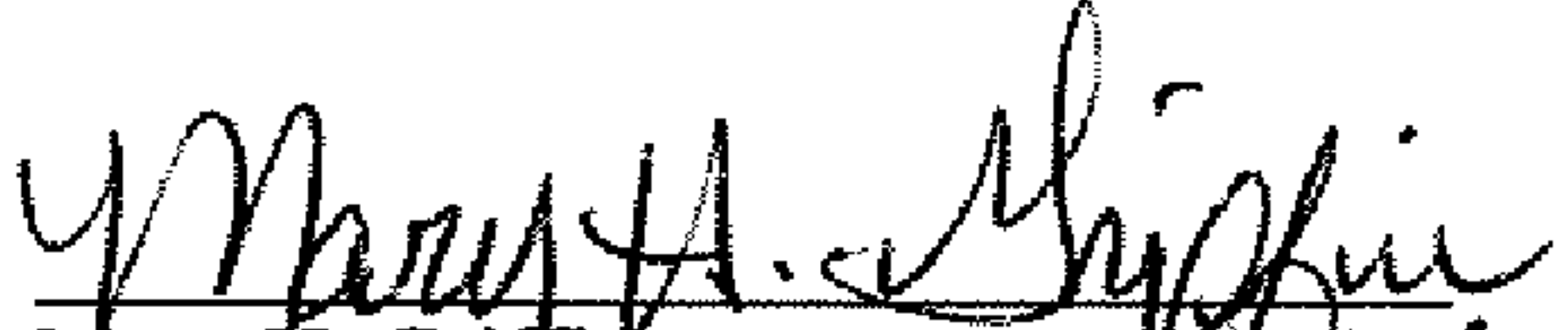
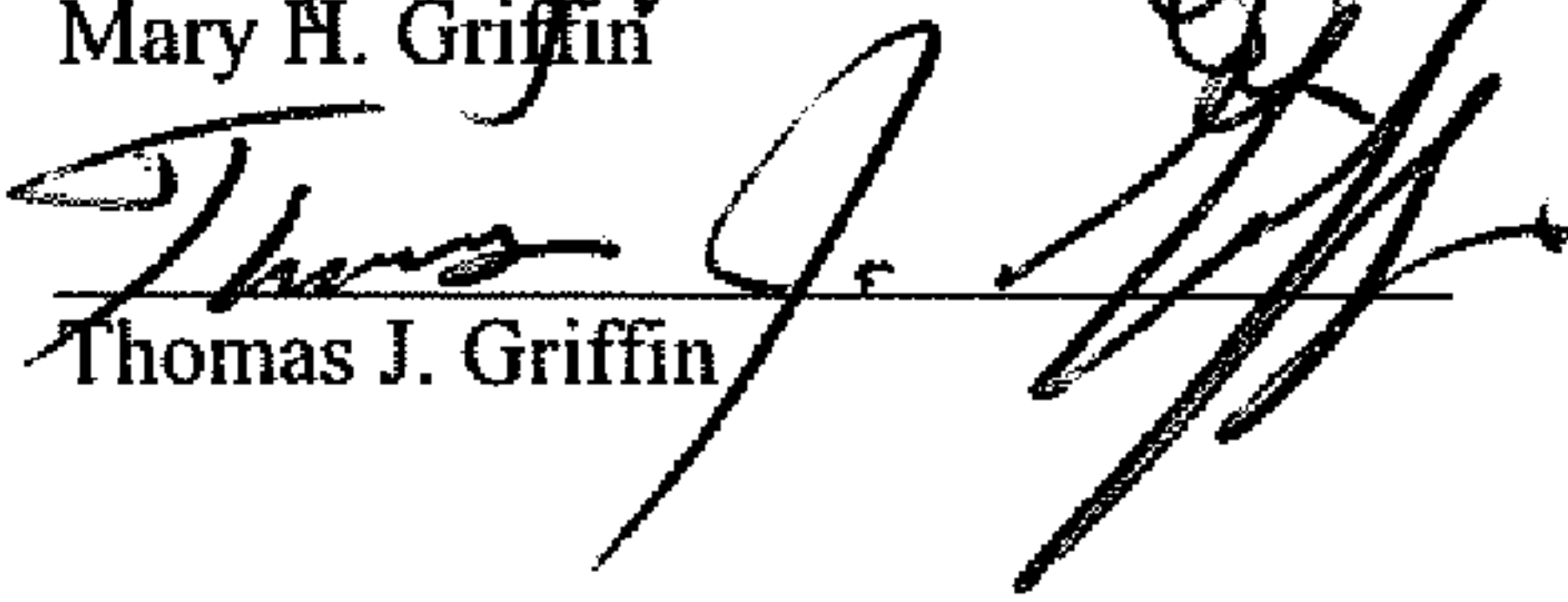
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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.

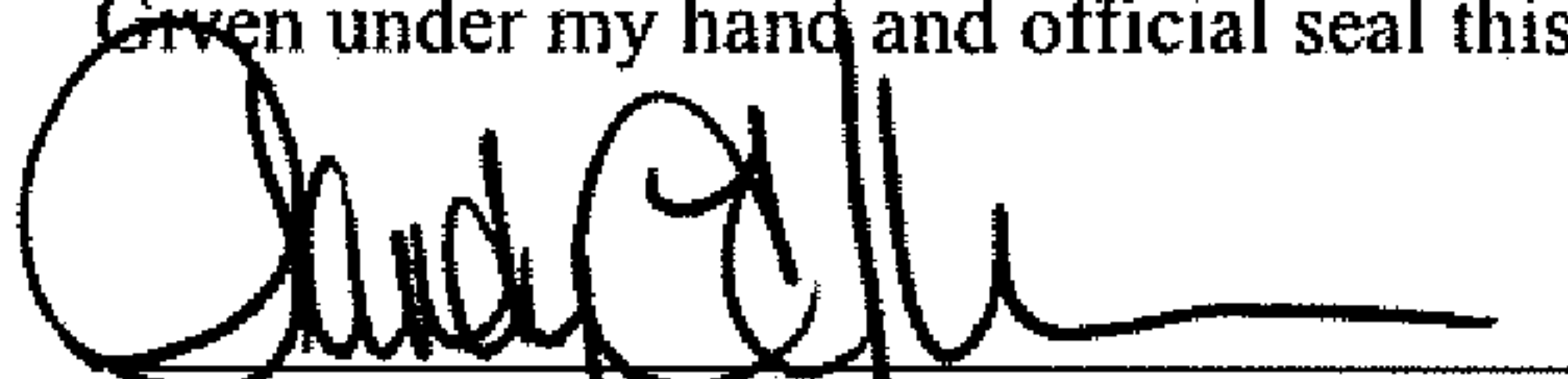
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14th day of July 2022.

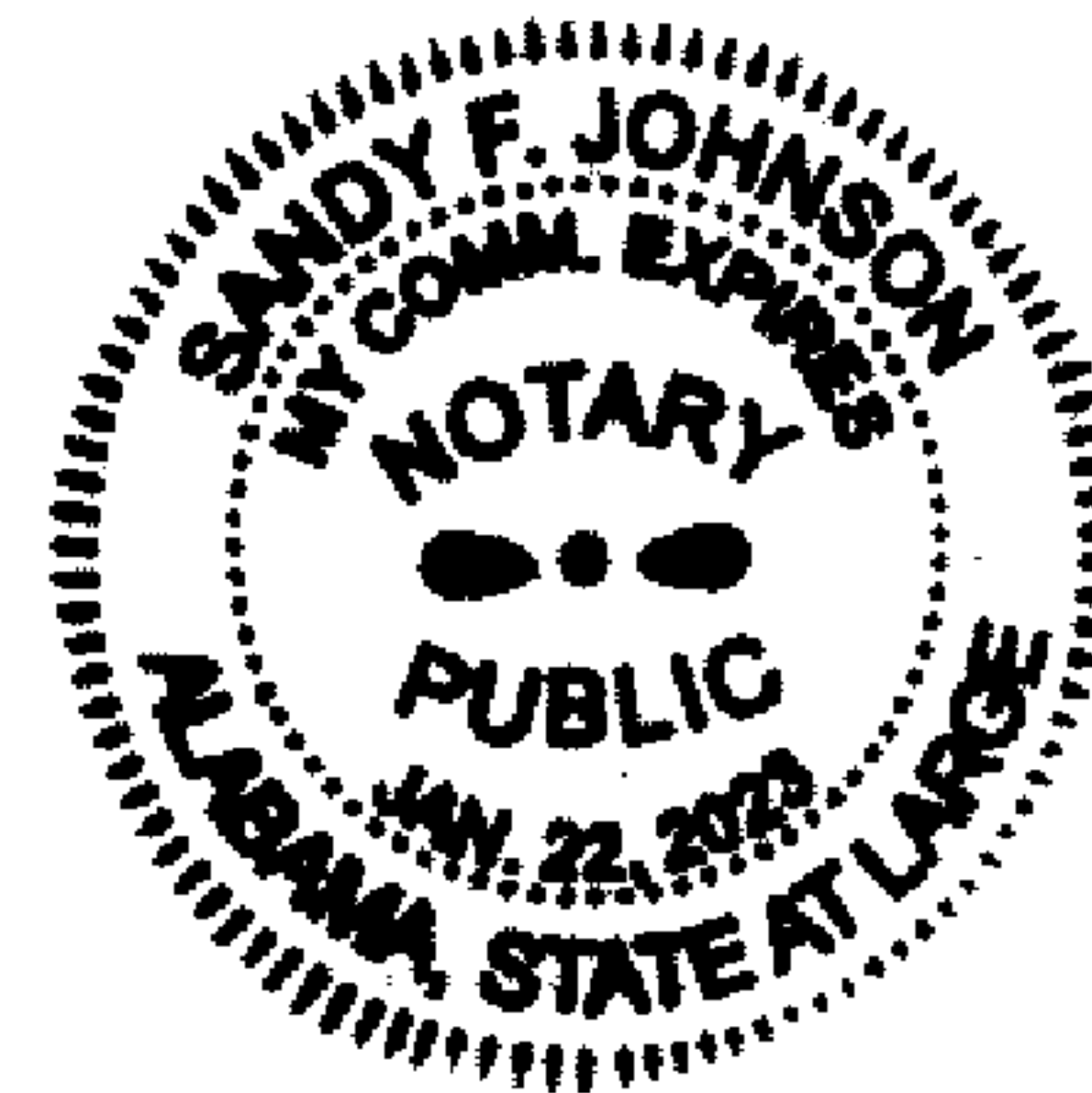
  
Mary H. Griffin  
  
Thomas J. Griffin

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary H. Griffin and Thomas J. Griffin**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: January 22, 2023



**Property 1:**

All of Lot 11 and a fractional part of lot 12, both in Block One, Sector Two of the Resurvey of George's Subdivision of Keystone, according to map thereof recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 4, Page 11 thereof, the fractional part of said Lot 12 being more particularly described as follows: Beginning at the Southeast corner of Lot 11 and run thence in a westerly direction along said lot line a distance of 85.25 feet to an iron pin for point of beginning; thence continue in a westerly direction and parallel with the south boundary line of Lot 10 in said Block One a distance of 108.43 feet, more or less, to the west boundary line of Lot 12; thence in a northerly direction along the west boundary line of said Lot 12 a distance of 40.28 feet, more or less, to the south right of way line of Brown Circle; thence in an easterly direction along said right of way line of Brown Circle a distance of 75.29 feet, more or less, to an iron pin; thence continue in a southeasterly direction along the west line of Lot 11 a distance of 81.42 feet, more or less, to the point of beginning.

**Also:**

The North % of Lot 10 and Lot 12 in Block 1 Sector Two of Resurvey of George's Subdivision of Keystone as recorded in Map Book 4, Page 11 in Probate Office, EXCEPT that portion of Lot 12 sold to A.M. Honeycutt and wife, Virginia R. Honeycutt as described in Deed Book 235 on Page 479 and EXCEPT that portion of Lot 12 sold to Wardie Crumpton and wife, Lorene R. Crumpton on the 18th day of August, 1969.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/15/2022 12:51:39 PM**  
**\$210.00 BRITTANI**  
**20220715000280090**

*Alle S. Bayl*