

20230119000015220
01/19/2023 08:06:18 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Jenkins Title, LLC
2100 Southbridge Parkway, Ste 650
Birmingham, AL 35209

Send Tax Notice To:
Dana Wang
1544 Bridgewater Lane
Birmingham, AL 35244
Tax Parcel: 09 3 05 0 009 002.000
Property Address: 1208 Hunters Gate
Drive, Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00) to the undersigned Grantor, The **Rong Zhang Weng and Jinhua Chen, husband and wife** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Dana Wang, a Single Woman** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Hunters Gate, as recorded in Map Book 43, Page 131, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

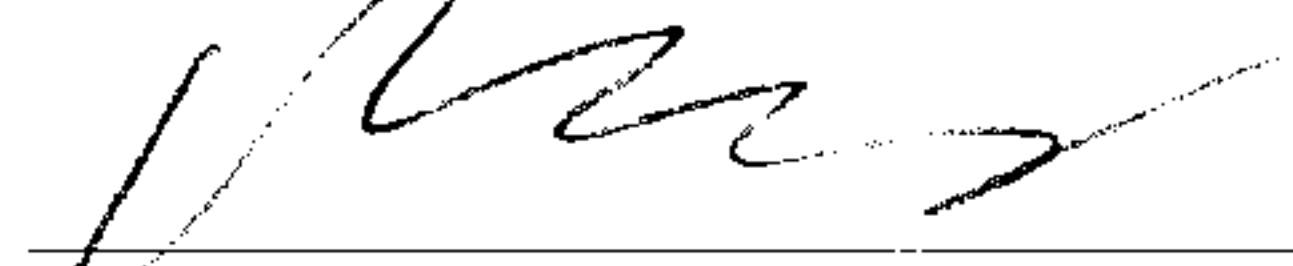
1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

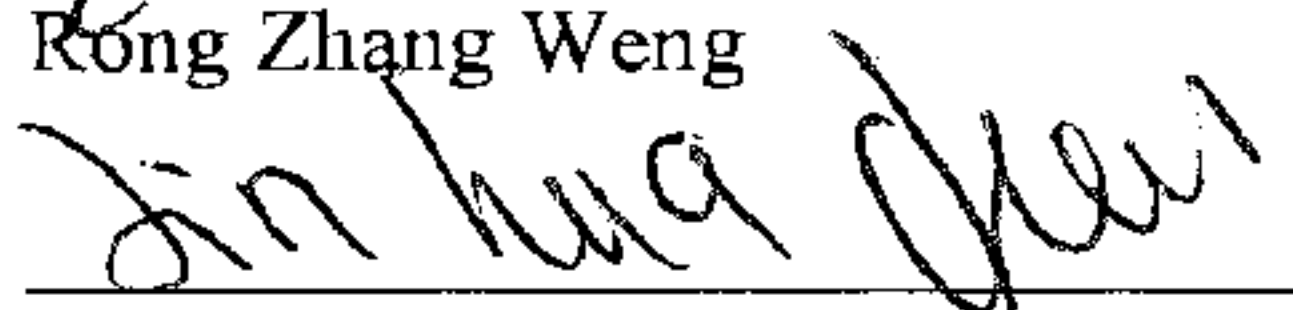
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Source of Title: Warranty Deed from Charles Sparks and Melissa A. Sparks to Rong Zhang Weng and Jinhua Chen, dated October 12th, 2021, filed for record October 19th, 2021, recorded in Inst. No. 20211019000506700.

\$500,000 of the purchase price is being financed with a purchase money mortgage, in favor of United Wholesale Mortgage, LLC, and is recorded simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 12th day of January, 2023.




Rong Zhang Weng


Jinhua Chen

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rong Zhang Weng and Jinhua Chen 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 12th day of January, 2023.



Notary Public
My Commission Expires: 2/01/26

LYNN SURTEES PRUITT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB.01, 2026

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

| | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------|
| Grantor's Name: Rong Zhang Weng and Jinhua Chen | Grantee's Name: Dana Wang |
| Mailing Address: 5192 Caldwell Mill Road #105 Birmingham, AL 35244 | Mailing Address: 1544 Bridgewater Lane Birmingham, AL 35244 |
| Date of Sale: 12th day of January, 2023 | Total Purchase Price: 625,000.00 |
| Verify purchase price with: Contract & Settlement Statement | |



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2023 08:06:18 AM
\$150.00 JOANN
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