

20230203000028750
02/03/2023 09:54:12 AM
DEEDS 1/2

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

Property Address:
103 Shine Dr,
Pelham AL, 35124
Tax Parcel: 13-1-02-1-000-018-002

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY THOUSAND EIGHT HUNDRED AND 00/100 (\$160,800.00) to the undersigned Grantor, **Teresa Hill Hoffman, as Personal Representative of the Estate of Barbara Hill Fox, deceased, Shelby County Probate Case No. PR-2021-000810** (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 **Chen Chen, and Qingke Fu, as joint tenants with right of survivorship** (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 Final Plat of Wynfield Parc, Phase One, as recorded in Map Book 27, Page 51, 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: Quit Claim Deed from Chris Fox to Barbara Fox, dated May 19th, 2016, filed for record May 24th, 2016, recorded in Inst. No. 20160524000176450.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 1st day of February, 2023.

Estate of Barbara Hill Fox

By: Teresa Hill Hoffman
Teresa Hill Hoffman, Personal Representative

STATE OF ALABAMA

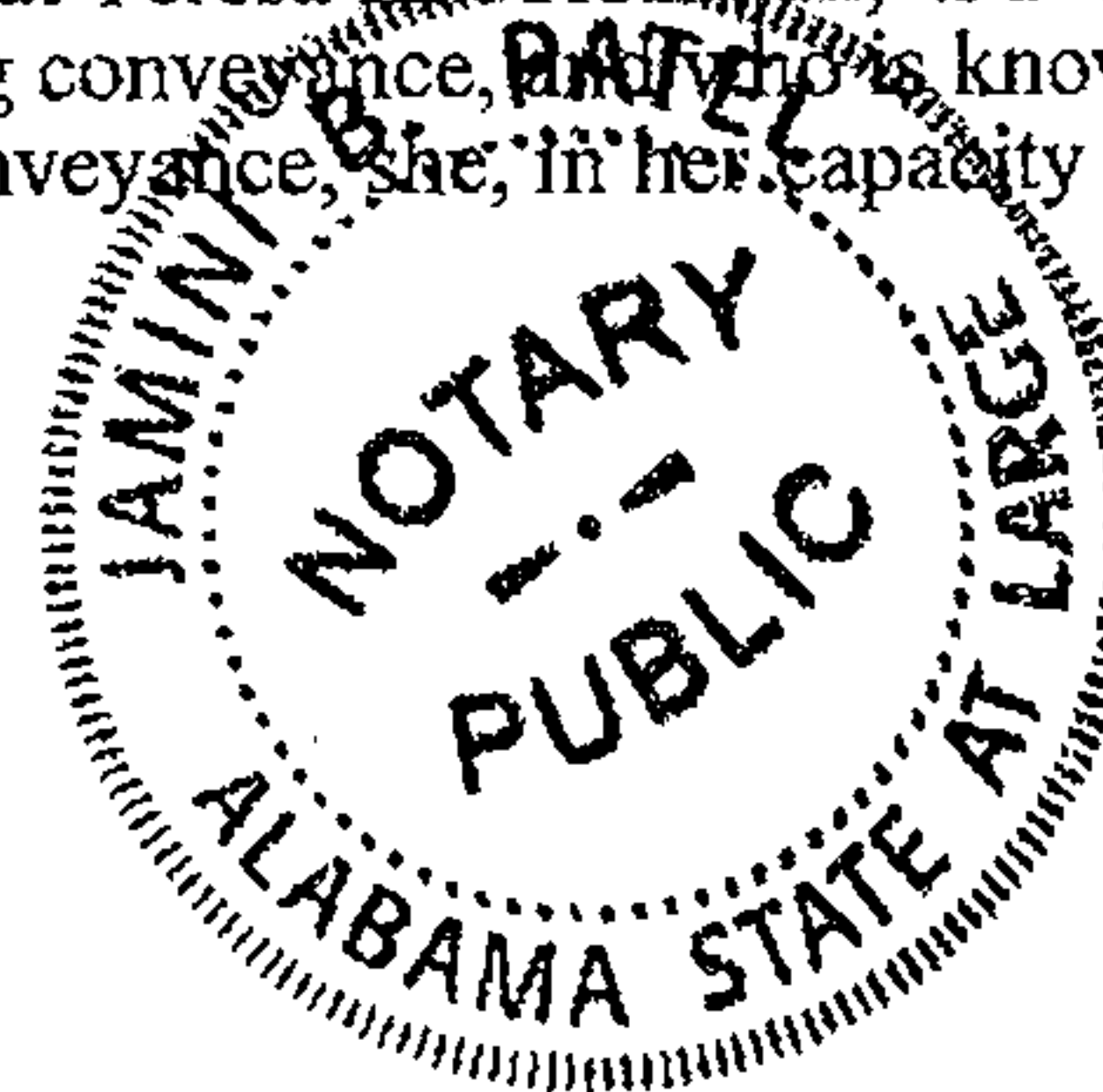
COUNTY OF Mobile

I, the undersigned Notary Public in and for said County and State, hereby certify that Teresa Hill Hoffman, as Personal Representative of Estate of Barbara Hill Fox 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, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2023.

Jamini B. Patey
Notary Public
My Commission Expires:

**My Commission
Expires 8/27/2025**



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

Grantor's Name: Teresa Hill Hoffman, Personal Representative of Estate of Barbara Hill Fox	Grantee's Name: Chen Chen and Qingke Fu
Mailing Address: PO Box 501226 Mobile, AL 36605	Mailing Address: 5757 Groundsel Circle Sarasota, FL 34238
Date of Sale: 2nd day of February, 2023	Total Purchase Price: 160,800.00
Verify purchase price with: Contract & Settlement Statement	



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2023 09:54:12 AM
\$186.00 PAYGE
20230203000028750**

Allen S. Bayl