

Send Tax Notice to:

Yupeng Wan

1290 Highway 35  
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-23-11361

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY FOUR THOUSAND AND 00/100 (\$284,000.00)** 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 James Lee, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

585 Lake Shore Drive, Cropwell, AL 35054

by **Yupeng Wan (herein referred to as "Grantee")**, whose mailing address is

1290 Highway 35, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1290 Highway 35, Pelham, AL 35124**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$227,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**The property described herein is not the homestead of the grantor herein, nor her spouse, as referenced in Code Section 6-10-2.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 15 day of Spt, 2023

Mary James Lee  
Mary James Lee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary James Lee 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 15 day of September, 2023.

Patrick Galloway  
Notary Public  
My Commission Expires 10-4-25

Patrick Galloway  
Notary Public  
Alabama State At Large  
My Commission Expires: October 4th, 2025

**EXHIBIT A**

**Property 1:**

Commence at the Northwest corner of the S 2 of the SE 2 of the NW 4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence easterly along the North line of said S V2 of SE ¼ of NW 2 a distance of 281.06 feet to a point on the East right of way line of the FUNGO HOLLOW ROAD;; thence turn an angle of 102 degrees 32 minutes right and run southwesterly along said right of way line 334.24 feet to the point of beginning of the property being described; thence continue along last described course 100.0 feet to a point; thence turn an angle of 102 degrees 38 minutes left and run 153.72 feet to a point; thence 77 degrees 22 minutes left 100.0 feet to a point; thence turn an angle of 102 degrees 38 minutes left 153.72 feet to the point of beginning



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2023 12:53:23 PM  
\$85.00 BRITTANI  
20230922000284500

*Alvin S. Beigel*