

Send Tax Notice to:

Shuai Yue and Tingting Li

2810 130th Place NE
Bellevue, WA 98005

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-24-9965**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) 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

Jamie Tiller, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

315 Rock St, 1105, Little Rock, AR 72202

by **Shuai Yue and Tingting Li (herein referred to as "Grantee," whether one or more)**, whose mailing address is

2810 130th Place Northeast, Bellevue, WA 98005

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 **255 Park Place Way, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Jamie Tiller, Jamie Cannon and Jamie Cannon Tiller are all one and the same person.

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 3 day of January, 2025

Jamie Tiller
Jamie Tiller

STATE OF Arkansas
COUNTY OF Pulaski

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie Tiller 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 3rd day of January, 2025.

Jacqueline Talley
Notary Public
My Commission Expires: 1-29-2028

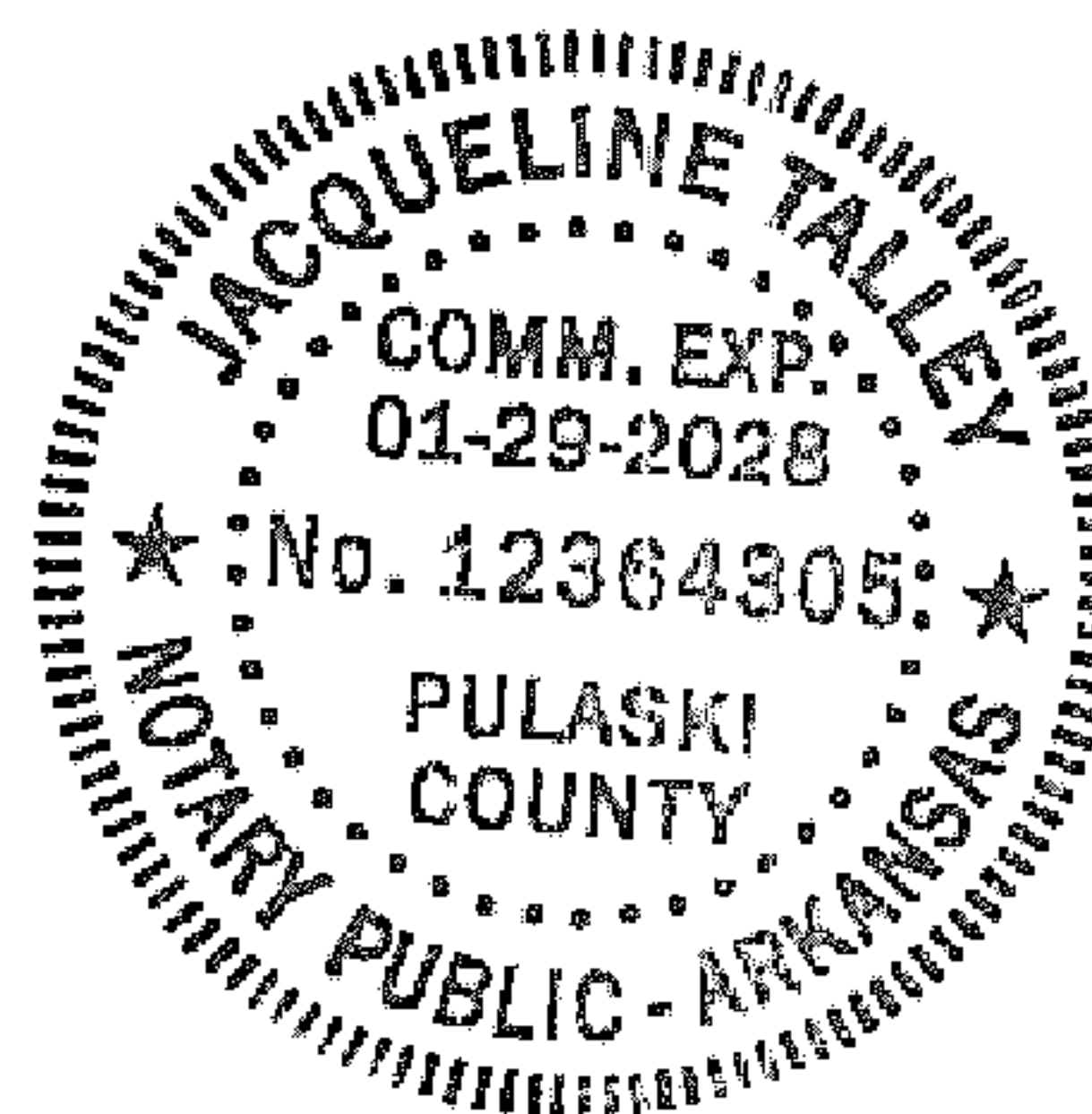


EXHIBIT A

Property 1:

Lot 18, according to the Survey of Park Place Second Addition, as recorded in Map Book 17, Page 16 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
01/07/2025 12:29:34 PM
\$239.00 BRITTANI
20250107000007810

General Warranty Deed - JTROS (AL)

Allen S. Bayl