

Send tax notice to:  
Yingjin Yang  
179 Ivy Brook Trail  
Pelham, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2025089T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Eight Thousand and 00/100 Dollars (\$328,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jeffrey D Gordon, a single individual** whose mailing address is: 346 KINROSS CIR PELHAM, AL 35124 (hereinafter referred to as "Grantors") by **Yingjin Yang and Tony Guo** whose property address is: **179 Ivy Brook Trail, Pelham, AL, 35124** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

**Lot 109, according to the Survey of Ivy Brook Phase Three, as recorded in Map Book 28, page 34, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Ivy Brook Phase Three, as recorded in Map Book 28, page 34, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement on rear of undetermined width for Colonial Pipeline and 15 foot gas pipeline on rear, as shown by recorded map in Map Book 28, page 34.
5. Easement to Southern Bell Telephone and Telegraph Company recorded in Instrument #1992-13513.
6. Easement to Colonial Pipeline recorded in Deed Volume 224, page 756.
7. Easement to Alabama Power Company recorded in Deed Volume 247, page 891 and Real 183, page 220.
8. Easement to Alagasco recorded in Deed Volume 285, page 73 and Deed Volume 285, page 517.
9. Easement to Plantation Pipeline recorded in Deed Volume 254, page 525.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

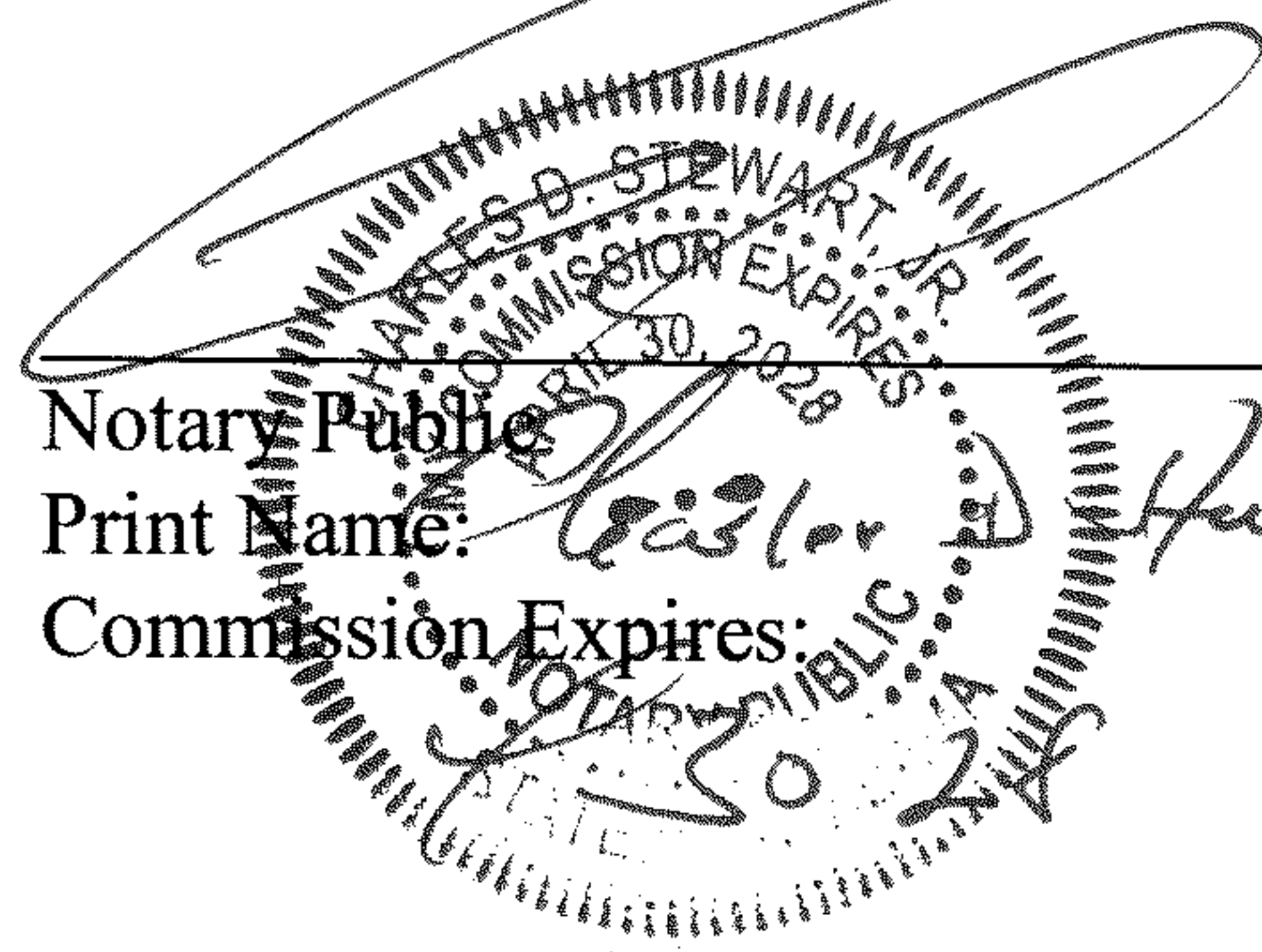
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of April, 2025.

  
\_\_\_\_\_  
Jeffrey D Gordon

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3rd day of April, 2025

  
Notary Public  
Print Name: Charles D. Stewart, Jr  
Commission Expires: 4/30/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2025 12:39:42 PM  
\$153.00 BRITTANI  
20250404000101600

Allie S. Boyd