

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Jenkins Title, LLC
416 Pirkle Ferry Road, Suite L-100
Cumming, GA 30040

Send Tax Notice To:
Yi Xie and Yuhui Weng
1824 Southview Circle Birmingham,
AL 35244
Tax Parcel: 133060002010000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) to the undersigned Grantor, **Ted Hulsman and Christina Hulsman, 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 **Yi Xie and Yu Hui Weng, a married couple, 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 10, according to the Survey of South Pointe, Eighth Sector, as recorded in Map Book 15, Page 109 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.

\$315,000.00 of purchase price is secured by a purchase money mortgage in favor of United Wholesale Mortgage and recorded simultaneously here with.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 29th day of May, 2025.


Ted Hulsman


Christina Hulsman

STATE OF ALABAMA

COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Ted Hulsman and Christina Hulsman 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 ___th day of May, 2025.

☐ Personally Known
☒ Produced Identification
Type and # of ID Drivers License

AL 847 6409
AL 847 6402

Unofficial Witness


Signature Notary

David Scott Watson
Name of Notary Typed, Stamped, or Printed
Notary Public, State of Alabama

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2026

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

Grantor's Name: Ted Hulsman and Christina Hulsman	Grantee's Name: Yi Xie and Yu Hui Weng
Mailing Address: <u>11430 Tall Timbers Ln</u> <u>Elberta, AL 36530</u>	Mailing Address: 1824 Southview Circle Birmingham, AL 35244
Date of Sale: 29th day of May, 2025	Total Purchase Price: 450,000.00
Verify purchase price with: Contract & Settlement Statement	

1824 Southview Circle
Birmingham, AL 35244
Shelby County
Parcel ID: 133060002010000

Exhibit A

Legal Description

Lot 10, according to the Survey of South Pointe, Eighth Sector, as recorded in Map Book 15, Page 109 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
06/02/2025 09:56:37 AM
\$163.00 PAYGE
20250602000166450

Allie S. Bayl