

This instrument was prepared by

(Name) Frank K. Bynum

(Address) 2100 SouthBridge Parkway, #650, Birmingham, AL 35209

Send Tax Notice To: Phyllis M. Tseng Sun

name

5243 Post House Lane

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 DOLLARS

and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Phyllis M. Tseng Sun and husband, Shupong Sun, and Chih Tung Tseng, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Phyllis M. Tseng, Shupong Sun, Chih Tung Tseng and Man-Ti Tseng

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 41, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

The property described in this instrument is not the homestead of the grantors. Said grantors are conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 OCT -5 AM 10:14

Thomas A. Sweeney, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mfg. Tax 00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

9.50
2.50
1.00
4.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of July, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Chih Tung Tseng (Seal)

Chih Tung Tseng (Seal)

Phyllis M. Tseng Sun (Seal)

Shupong Sun (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Chih Tung Tseng, a married man and Phyllis M. Tseng Sun and husband, Shupong Sun whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D., 19 88

Clayton T. Sweeney
Notary Public