20050506000218110 1/1 $30.00
Shelby Cnty Judge of Probate,AL
05/06/2005 11:54:46AM FILED/CERT

# WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Qingxian Zhou and Kefeng Liang
1597 Bent River Circle
Birmingham, Alabama 35216

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred ninety thousand and no/100 ($190,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Emmit M. O. Stallworth and Anitra Stallworth, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Qingxian Zhou and Kefeng Liang** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 22, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Mineral and mining rights excepted.

$152,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$19,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their 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 21st day of April, 2005.

Emmit M.O. Stallworth
**Emmit M. O. Stallworth**
**by his/her agent and attorney-in-fact,** Daniel Wayne Chamberlain

Anitra Stallworth
**Anitra Stallworth**
**by his/her agent and attorney-in-fact,** Daniel Wayne Chamberlain

## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Daniel Wayne Chamberlain, whose name as Attorney in Fact for Emmit M. O. Stallworth and Anitra Stallworth, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2005.

Notary Public
My commission expires:02-25-09

Shelby County, AL 05/06/2005
State of Alabama

Deed Tax:$19.00

**B. CHRISTOPHER BATTLES**
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009