

70,000
LSD

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WALLACE E. BROWN
482 FOREST LAKE DRIVE
CHELSEA, AL 35043



20110111000009320 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
01/11/2011 11:29:16 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS 00/100 (\$10.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **Wallace E. Brown and Maggie Jie Mei, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Wallace E. Brown, Maggie Jie Mei and Xue Mei**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 152, according to the Survey of Forest Lakes Subdivision 3rd Sector 2nd Phase, as recorded in Map Book 32, Page 26 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2011.**
- 2. MATTERS SHOWN ON RECORD IN MAP BOOK 32, PAGE 26 A AND B.**
- 3. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RIGHT OF WAYS, IF ANY, OF RECORD.**

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, **Wallace E. Brown and Maggie Jie Mei, husband and wife**, have hereunto set their signatures and seals, this the 7th day of January, 2011.


WALLACE E. BROWN

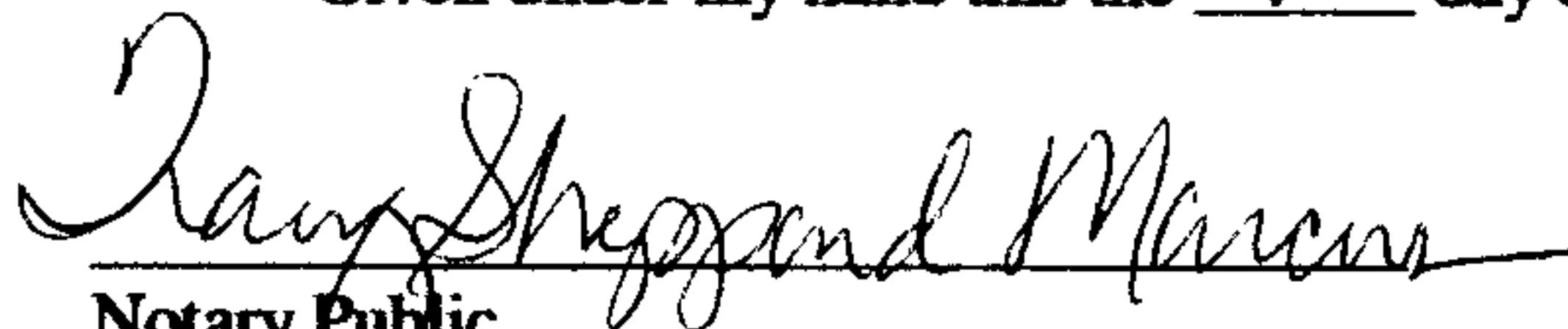

MAGGIE JIE MEI

STATE OF Alabama
COUNTY OF Shelby

ACKNOWLEDGEMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Wallace E. Brown and Maggie Jie Mei, husband and wife**, whose names 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 this the 7th day of January, 2011.


Notary Public

My commission expires
12/18/2013




20110111000009320 2/2 \$85.00
Shelby Cnty Judge of Probate, AL
01/11/2011 11:29:16 AM FILED/CERT

Shelby County, AL 01/11/2011
State of Alabama
Deed Tax:\$70.00