

(Name) ROBERT R. SEXTON, Attorney at Law

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Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

VALUE: \$80,500.00

That in consideration of Ten and No/100 and other good and valuable consideration (10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES N. THOMES AND ALICE J. THOMES, husband and wife

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

DIN-LON CHAN and MEI-FANG CHAN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 138, according to the survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes due in the year 1984.

Subject to easements, limitations or restrictions of record as follows:

1. Building setback line of 35 feet reserved from Chandalar Lane and Hamilton Road as shown on recorded plat.
2. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Northwestern side of subject property.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 15, Page 106, in said Probate Office.
4. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 297, Page 790, in said Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 14, Page 659 and covenants pertaining thereto as recorded in Misc. Book 12, Page 765 and Misc. Book 14, Page 12, in said Probate Office.
6. Agreement with U. S. Pipe and Foundary Co. and Alabama Power Company by instrument recorded in Deed Book 264, Page 28, in said Probate Office.

\$40,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, 1983

WITNESS:

Donna Wilson

STATE OF ALA. SHELBY COUNTY

Ray Nelson

I CERTIFY THIS INSTRUMENT WAS FILED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ON JULY 15, 1983, AT 11:27 AM.

Linda Williams

James N. Thomes

Alice J. Thomes

Alice J. Thomes

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, Frances Louise Gaffney

a Notary Public in and for said County, in said State, hereby certify that James N. Thomes and Alice J. Thomes, husband and wife

whose name 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 1983

Frank K. Byrum

Frances Louise Gaffney

Notary Public