

Send Tax Notice To:

Phyllis M. Tseng Sun  
5243 Post House Lane  
Birmingham, AL 35242

1449

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
2100 16th Avenue, South  
Birmingham, Alabama 35205

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS..... (\$ 125,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Ernest S. Hutchins, and wife, Mary Patricia Hutchins, (herein referred to as Grantor) do grant, bargain, sell and convey unto Phyllis M. Tseng Sun, Shupong Sun, Chih Tung Tseng (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, 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 ways, limitations, if any, of record.

\$ 75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they 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 I will and my 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 hands and seal, this 27th day of March, 1988.

  
Ernest S. Hutchins

  
Mary Patricia Hutchins

50.00  
6.00  
1.00  
112.50  
16.00  
\$ 185.50

"Carley"

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ernest S. Hutchins, and wife, Mary Patricia Hutchins, 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 date the same bears date.

Given under my hand and official seal, this the 29<sup>th</sup> day of March, 1988.

  
Notary Public


My Commission Expires:

9-16-89  
hutchins.txt

BOOK 195 PAGE 426

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 21 PM 12:41

  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>56.00</u>