

This instrument was prepared by

1225

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216 #050/89
Send tax notice to: Pei-Lin Chi
504 MEADOW RIDGE CIR.
BIRMINGHAM, AL. 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty thousand and no/100 (\$130,000.00) Dollars

to the undersigned grantor, Biggs Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Pei-Lin Chi and Feng-Shueh Liu

(herein referred to as GRANTEEES) 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 4, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, page 20 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

BOOK 235 PAGE 460

1. Deed Tax	\$ 130.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	2.00
TOTAL	134.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, A. Biggs Love who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of April 19 89

ATTEST:

BIGGS CONSTRUCTION, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS

By *A. Biggs Love*
A. BIGGS LOVE President

STATE OF Alabama
COUNTY OF Jefferson

189 APR 24 PM 12:18

I, the undersigned Notary Public in and for said County in said State, hereby certify that A. Biggs Love whose name as President of Biggs Construction, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 18 day of April 19 89

Susan G. [Signature]
Notary Public