

2172

SEND TAX NOTICE TO:

(Name) Kennedy Y. and Gina Divinagracli Chua

(Address) 706 Olde Towne Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand Nine Hundred and 00/100 (\$100,900.00) DOLLARS

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

Professional Homebuilders, Inc.

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

Kennedy Y. Chua and wife, Gina Divinagracli Chua

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 4, according to the Survey of Olde Towne Forest, 2nd Addition as recorded in Map Book 12 page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

\$100,011.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

BOOK 293 PAGE 696

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 31 AM 8:53

J. Michael Joiner
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 (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, I have hereunto set my hand(s) and seal(s), this 29th day of May, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

BK: Dennis Ellison
President, Professional Homebuilders, Inc.

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, J. Michael Joiner

, a Notary Public in and for said County, in said State, hereby certify that Dennis Ellison, as President of Professional Homebuilders, Inc.

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

Given under my hand and official seal this 29th day of May, A. D., 1990