

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
(Address) 2700 Highway 280 East, Suite 150E
Birmingham, Alabama 35223

Send Tax Notice To: Clifford Alan Thompson,
Karen Covington Thompson
7004 Indian Springs Lane
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

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

Sung Hsien Chang and his wife, Hsiu Fen Su

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

Clifford Alan Thompson and wife Karen Covington Thompson

(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 54, according to the Survey of Oak Ridge Subdivision, Second Sector, recorded in Map Book 10, Page 50 "A & B", in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

Inst # 1993-40699

12/20/1993-40699
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 133.50

Hsiu Fen Su and Cindy Chang are one and the same person.

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, we have hereunto set our hand(s) and seal(s), this 15th day of December, 1993.

WITNESS:

_____(Seal)

Sung Hsien Chang (Seal)
Sung Hsien Chang

_____(Seal)

Hsiu Fen Su (Seal)
Hsiu Fen Su

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Sung Hsien Chang and Hsiu Fen Su 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 and official seal this 15th day of December, A. D., 1993

[Signature]
Notary Public.

Inst # 1993-40699