

Send Tax Notice To:  
Xin Huang  
2424 Osceola Drive  
Birmingham Alabama 35244  
PID# 10-5-16-0-002-049

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**One Hundred Twenty-Five Thousand and 00/100'S \*\*\* (\$125,000.00)**  
to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,

**Thomas F. Trammell and Jeanne A. Trammell, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more),  
does/do hereby grant, bargain, sell and convey unto

Inst # 1994-07796

**Xin Huang and Zi Yang**  
(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 11, Block 4, according to the Survey of Indian Valley, 6th  
Sector, as recorded in Map Book 5, Page 118, in the Probate  
Office of Shelby County, Alabama.**

**\$ 100000** of the above recited consideration was paid  
from the proceeds of a mortgage loan of even date  
executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and  
subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines,  
easements and rights of way of record.

Subject to Mineral and Mining rights of record and all  
rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.

**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; 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 in and to the property  
described hereinabove 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 said Grantor does for himself/herself, his/her heirs,  
executors and assigns, covenant with said Grantee, his, her or  
their heirs and assigns, that he/she/they is/are lawfully seized  
in fee simple of said premises, that he/she/they is/are free  
from all encumbrances, that he/she/they has/have a good right to  
sell and convey the same as aforesaid, and that he/she/they  
will, and his/her/their heirs, executors and assigns shall,  
warrant and defend the same to the said Grantee, his, her or  
their heirs, executors and assigns forever, against the lawful  
claims of all persons.

03/10/1994-07796  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 36.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of February, 1994.

Thomas F. Trammell  
Thomas F. Trammell  
Jeanne A. Trammell  
Jeanne A. Trammell

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas F. Trammell and Jeanne A. Trammell, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of February, 1994.

W. Russell Beals, Jr.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

94047RB

This instrument prepared by:  
**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35243

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