

This instrument was prepared by

Send Tax Notice To: RANDALL S. CLEMENTS

(Name) Corley, Moncus & Ward, P.C.

name

5533 HEATHROW DRIVE

address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND AND NO/100-----
----- DOLLARS (\$146,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
HAIYANG GUO AND WIFE, JING ZHOU GUO

(herein referred to as grantors) do grant, bargain, sell and convey unto RANDALL S. CLEMENTS AND WIFE, SUSAN H. CLEMENTS

(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 11, ACCORIDNG TO THE MAP AND SURVEY OF MEADOW BROOK, 12TH SECTOR, AS
RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1994

RESTRICTIONS RECORDED IN MISC. VOL. 58, PAGE 486.

EASEMENTS AND RIGHTS OF WAY OF RECORD

Inst # 1994-17638

06/02/1994-17638
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 23.50

\$ 131,400.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 (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 31st
day of May, 19 94.

(Seal)

Haiyang Guo
HAIYANG GUO (Seal)

(Seal)

Jing Zhou Guo
JING ZHOU GUO (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
HAIYANG GUO AND WIFE, JING ZHOU GUO
whose name(s) 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 31st day of May, A.D., 1994

GENE W. GRAY, JR.

Notary Public