

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FIVE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$537,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **SOUTHLAKE PROPERTIES**, an Alabama General Partnership (GRANTOR) does grant, bargain, sell and convey unto **KIN HON YAM** and **CHU-HING AMY YAM** as joint tenants with rights of survivorship (GRANTEES), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 6A, according to the resurvey of Lots 4, 5, and 6, Village on Valleydale at SouthLake, as recorded in Map Book 13, Page 65, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1994 which constitute a lien, but are not due and payable until October 1, 1994.
2. Building line and Easements as shown by recorded Map.
3. Restrictions, covenants and conditions as set out in instruments recorded in Real 153, page 395; Real 155, Page 944, and Map Book 13, Page 65, in said Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities relating thereto, including rights set out in Deed Book 4, Page 542, in said Probate Office.
5. Rights of riparian owners in and to the use of the lake a/k/a Rutherford Lake. No improvements shall be constructed on or within said Lake.

\$337,500.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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 that 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Covenants, Conditions, and Restrictions of record as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 30th day of JUNE, 1994.

SOUTHLAKE PROPERTIES, an
Alabama General Partnership

By:


WILLIAM J. WILKENS, JR.
PROJECT MANAGER


KIN HON YAM


CHU-HING AMY YAM

07/01/1994-20842
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 211.00

Inst # 1994-20842

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that WILLIAM J. WILKENS, JR. whose name as Project Manager of SOUTHLAKE PROPERTIES, an Alabama General Partnership 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Partnership.

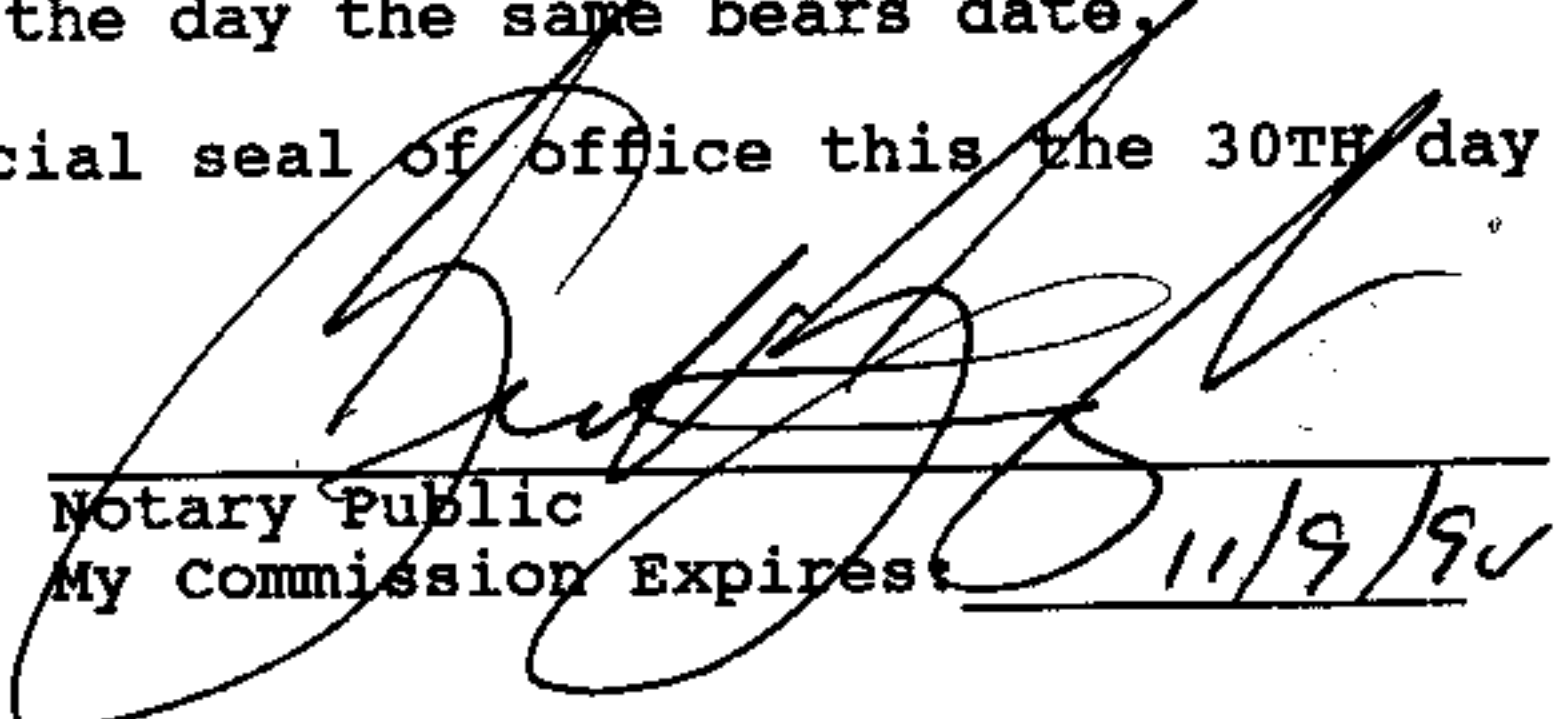
Given under my hand and official seal of office this 30TH day of JUNE, 1994.


Notary Public
My Commission Expires 11/9/94

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KIN HON YAM and CHU-HING AMY YAM 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 30TH day of JUNE, 1994.


Notary Public
My Commission Expires 11/9/94

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 650
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
CHU-HING AMY YAM
5406 HARVEST RIDGE LANE
BIRMINGHAM, ALABAMA 35242
BIRMINGHAM, AL 35

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