

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND NINE HUNDRED & NO/100----
(\$100,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, I-, Ronny Landrum d/b/a
Landrum and Builders (herein referred to as grantors), do grant, bargain, sell and
convey unto Qionsen Yu and wife, LiFang Peng (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 32, according to the Survey of Spring Gate, Sector One, Phase Two, as
recorded in Map Book 18 page 148 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$92,843.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 117 King James Court Alabaster, Alabama 35007

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, together with every contingent
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated 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 hands and seals, this 9th day of
November, 1995.

RONNY LANDRUM DBA LANDRUM BUILDERS

BY: Ronny Landrum (SEAL)
RONNY LANDRUM

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Ronny Landrum d/b/a Landrum and Builders 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 9th day of November A.D., 1995

Inst. # 1995-32627

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

11/13/1995-32627
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 17.00