

WARRANTY DEED

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND dollars (\$265,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **TERESA A. BEABOUT**, a single woman (herein referred to as grantor) do grant, bargain, sell and convey unto **XIANG YUAN LIU and QUN CAO**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

DESCRIPTION: BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FT.; THENCE TURN 92°11' RIGHT AND RUN EASTERLY 170.00 FT., THENCE TURN 87 DEGREES 49' RIGHT AND RUN SOUTHERLY 175.00 FT.; TO A POINT ON THE SOUTH BOUNDARY OF SAID EAST 1/2 OF EAST 1/2 OF SW 1/4;; THENCE TURN 92°11' RIGHT AND RUN 170.00 FT. TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN NORTH 87°42'56" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FT. TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87°42'56" WEST FOR A DISTANCE OF 60.00 FT, THENCE RUN NORTH 00°05'52" EAST FOR A DISTANCE OF 40.00 FT.; THENCE RUN SOUTH 87°42'56" EAST FOR A DISTANCE OF 61.53 FT., THENCE RUN SOUTH 02°17'04" WEST FOR A DISTANCE OF 39.97 FT. TO THE POINT OF BEGINNING.

ALSO:

AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD). SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, T. 19S. R.2W., SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 FT.; THENCE TURN 92°11' LEFT AND RUN NORTHERLY 95.00 FT, TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED, THENCE 14°00' RIGHT AND 180.00 FT. THENCE 83°40' LEFT AND 40.0 FT., THENCE 49°00' RIGHT AND 55.00 FT.; THENCE 28°40'36" RIGHT AND 595.52 FT; THENCE 3°20'36" LEFT AND 58.70 FT, TO THE POINT OF A CURVE TO THE LEFT. SAID CURVE HAVING A CENTRAL ANGLE OF 47°02' AND RADIUS OF 227.50 FT., THENCE RUN ALONG SAID CURVE 186.75 FT. TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY LINE 20.37 FT.; THENCE 100°52' LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°00' AND A RADIUS OF 207.50 FT., THENCE SOUTHERLY ALONG SAID CURVE 173.83 FT. TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FT., THENCE 3°20'36" RIGHT AND 590.88 FT.; THENCE 28°40'36" LEFT AND 78.00 FT.; THENCE 33°37'58" RIGHT AND 85.04 FT, THENCE 100°46'58" LEFT AND 25.00 FT.; THENCE 87°49' RIGHT AND 80.00 FT. TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SEC. 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA: THENCE RUN NORTH 87°42'56" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 665.88 FEET. THENCE RUN NORTH 00°05'52" EAST FOR A DISTANCE OF 40.00 FEET, THENCE RUN SOUTH 87°42'56" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF A 12 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 6 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 02°48'27" EAST FOR A DISTANCE OF 86.19 FT. TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°21'43", A RADIUS OF 25.00 FT., AND CHORD BEARING NORTH 41°29'19" EAST FOR A DISTANCE OF 31.25 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.76 FT. TO THE POINT OF TANGENCY, THENCE RUN NORTH 80°10'11" EAST FOR A DISTANCE OF 116.50 FEET TO THE ENDING POINT OF SAID EASEMENT.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

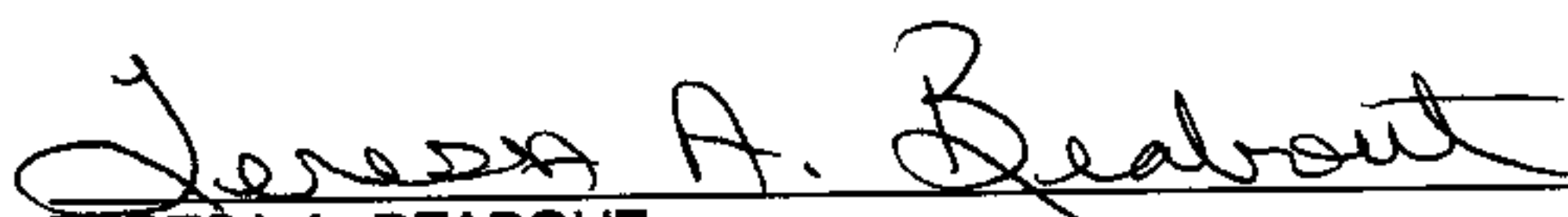
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 84.00

Inst # 1995-36395

WILLIAM E. BEABOUT the other grantee with TERESA A. BEABOUT died on or about
JUNE 21 1994.

And I do for myself and for my executor and administrator covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 8th day of DECEMBER 1995.



TERESA A. BEABOUT

State of Alabama
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that TERESA A. BEABOUT, 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 8th day of DECEMBER 1995.

Notary Public:
MARK E. TIPPINS



My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins 4 Office Park Circle #215 Birmingham, Alabama 35223
(205) 870-4343

Send tax notice to: XIANG YUAN LIU 5050 BEABOUT DRIVE BIRMINGHAM, ALABAMA 35244

EXHIBIT "A"

DESCRIPTION: BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST AND RUN NORTH ALONG THE WEST BOUNDARY THEREOF 175.00 FT.; THENCE TURN 92°11' RIGHT AND RUN EASTERLY 170.00 FT., THENCE TURN 87 DEGREES 49' RIGHT AND RUN SOUTHERLY 175.00 FT.; TO A POINT ON THE SOUTH BOUNDARY OF SAID EAST 1/2 OF EAST 1/2 OF SW 1/4; THENCE TURN 92°11' RIGHT AND RUN 170.00 FT. TO THE POINT OF BEGINNING. LESS AND EXCEPT:

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