

This instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice to:
Ann F. Drummond
4837 Keith Drive
Birmingham, AL 35242

WARRANTY DEED

12,380

Inst # 1996-07981

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of TEN AND NO/100----(\$10.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **NGAI-MING CHAN and CHUI-SHANG CHAN**, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto **ANN F. DRUMMOND and RAY F. FAULKENBERRY**, (herein referred to as GRANTEES) following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 11 in Block 12, according to the Map of Broken Bow, South, as recorded in Map Book 11, page 82 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996. Subject to restrictions, building lines, easements, agreement and right of ways as same are filed of record.

To HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 12th day of February, 1996.

Ngai-Ming Chan

By: Patti Salvage

Patti Salvage, Attorney in fact for Ngai-Ming Chan

Chui-Shang Chan

By: Patti Salvage

Patti Salvage, Attorney in fact for Chui-Shang Chan

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Patti Salvage, Attorney-in-Fact for Ngai-Ming Chan and Chui-Shang Chan, whose name is signed to the foregoing conveyance in her capacity as such Attorney-in-Fact and with full authority, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 1996.

Mary Lynn Campisi
Notary Public

My Commission Expires: 06-16-99

03/11/1996-07981
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 21.00