

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 FIFTY THOUSAND & NO/100---- (\$50,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Earl D. Kennedy, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Stephen J. Lin and wife, Chiung-Chu Lin (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 1-A, according to the Amended Map of the First Addition to Woodford, as recorded in Map Book 10 page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 1-AA, according to the Britton Resurvey, being a resurvey of Lot 20, Block 1, Amended Map of Woodford, as recorded in Map Book 8 page 51 A, B, C & D, and Lot 1, Block 9, the First Addition to Woodford, as recorded in Map Book 10 page 38, and now recorded in Map Book 17 page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

GRANTEES' ADDRESS: 4307 Tree Crossing Parkway, Hoover, AL 35244

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, I have hereunto set my hand and seal, this 17th day of May, 1996.

Earl D. Kennedy  
Earl D. Kennedy

(SEAL)

05/20/1996-16218  
09:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 58.50

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl D. Kennedy, a single individual 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 17th day of May A.D., 1996

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

[Signature]  
Notary Public

Inst # 1996-16218