

This instrument was prepared by:
(Name) Corley, Moncus & Ward, P.C.

Send Tax Notice To: Hope Y. Chi
name

(Address) 400 ShadesCreek Parkway, Ste 100
Birmingham, Alabama 35209

138 Coshatt Trail
address

Birmingham, Alabama 35244

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$278,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Michael L. Cox and wife, Amy George Cox

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Hope Y. Chi and Pei-Cheng Chi

Hope Y. Chi is an unmarried person; Pei-Cheng Chi is a married person.

(herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ Shelby, County, Alabama,
to-wit:

Lot 9, according to the Survey of Phase 1 Heatherwood 8th Sector, as recorded
in Map Book 16, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,
limitations, if any, of record and Ad Valorem taxes for the year 1996, which
said taxes are not due and payable until October 1, 1996.

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06/27/1996-20817
03:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 128.00

\$ 150,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.
TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 24th
day of June, 19 96

(Seal)

(Seal)

(Seal)

Michael L. Cox (Seal)
Michael L. Cox
Amy George Cox (Seal)
Amy George Cox

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that
Michael L. Cox and wife, Amy George Cox
whose name(s) 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 the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 24th day of June A.D., 19 96

Claude M. Moncus
Claude M. Moncus
Notary Public

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