

STATE OF ALABAMA )

COUNTY OF SHELBY )

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Magnolia Federal Bank for Savings**, hereinafter called the Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantor in hand paid by **Chris Ching Man Ng and Karen Jui Lan Liu**, whose address is 131 County Road 337, Chelsea, Alabama 35043-9691, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants in common, for the period or term they both survive, and to the survivor of them at the death of the other, and unto the heirs and assigns of said survivor, forever, all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

Commence at the NE corner of the SW 1/4 of the Sw 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence run northerly along the east line of NW 1/4 of SW 1/4 420.0 feet to a point; thence turn an angle of 91 degrees 18 minutes 43 seconds to the left and run westerly a distance of 107.25 feet to the point of beginning of the parcel being described; thence continue along last described course a distance of 57.95 feet to a point; thence turn an angle of 78 degrees 38 minutes 53 seconds to the left and run southwesterly a distance of 256.97 feet to a point; thence turn an angle of 18 degrees 20 minutes 49 seconds to the right and run southwesterly a distance of 64.42 feet to a point; thence turn an angle of 122 degrees 06 minutes 06 seconds to the left and run northeasterly a distance of 165.18 feet to a point on the west right of way line of Grimes Road; thence turn an angle of 68 degrees 10 minutes 10 seconds to the left to tangent and run northeasterly along said right-of-way line of a highway curve to the right (having a central angle of 10 degrees 10 minutes 36 seconds and a radius of 239.37 feet) an arc distance of 42.52 feet to a point; thence turn an angle of 90 degrees 0 minutes 0 seconds left from tangent and run northwesterly a distance of 12.71 feet to a point; thence turn an angle of 63 degrees 07 minutes 15 seconds to the right and run northerly a distance of 233.55 feet to the point of beginning;

This conveyance is made subject to the following:

1. All taxes due during the year 1996 which are a lien, but not yet payable.
2. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor.

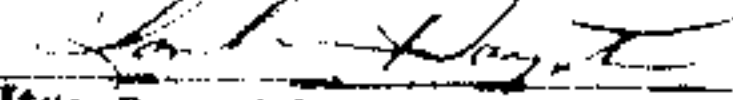
**TOGETHER** with all and singular the rights, privileges, tenements, hereditaments, members and appurtenances therunto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the same unto the said Grantees, as tenants in common, for the period or term they both survive, and to the survivor of them at the death of the other, and unto the heirs and assigns of said survivor, forever.

**MAGNOLIA FEDERAL BANK FOR SAVINGS** makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Magnolia Federal Bank for Savings, but on their own judgment.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set his/her hand and seal on this the 31st day of October, 1996.

**Magnolia Federal Bank for Savings**

By:  (SEAL)  
Its: President (Lou Ann Poyner)

Inst. # 1996-38069

11/16/1996-38069

01:03 PM CERTIFIED

DEED BOOK 1996-38069

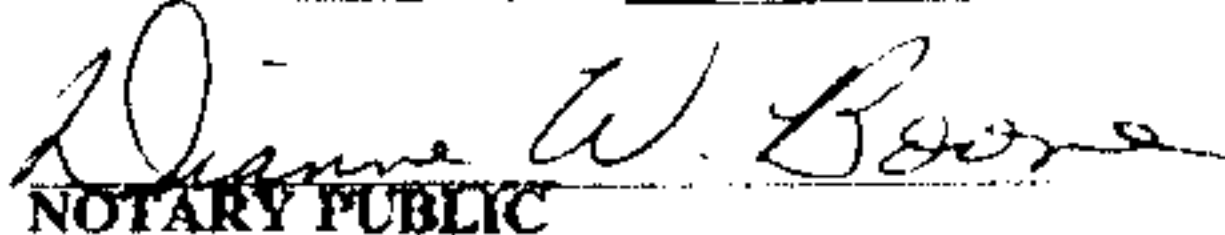
11/16/1996

STATE OF MISSISSIPPI )

COUNTY OF FORREST )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lou Ann Poynter, whose name as President of Magnolia Federal Bank for Savings is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and on behalf of said corporation, and with full authority on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1996

  
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 31, 2000

( NOTARIAL SEAL )

THIS INSTRUMENT PREPARED BY:

Ferrell S. Anders *FA*  
HAMILTON, BUTLER, RIDDICK,  
TARLTON & SULLIVAN, P.C.  
One Maison, Suite 303  
3800 Airport Boulevard  
Mobile, Alabama 36608  
(334) 344-0880  
50283

11/18/1996-38069

11/18/1996-38069  
01:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00