

This instrument was prepared by

Send Tax Notice To: ALLEN B. MORGAN

(Name) GENE W. GRAY, JR.

name

2815 ST. PATRICK PLACE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

HELENA, ALABAMA 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SIX THOUSAND THREE HUNDRED AND NO/100-----
DOLLARS (\$96,300.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
HAHN WUN LAU AND ALECIA CUMBIE

(herein referred to as grantors) do grant, bargain, sell and convey unto ALLEN B. MORGAN AND WIFE, SHEA MORGAN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LOT 31 ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE II AS RECORDED IN
MAP BOOK 13, PAGE 125 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.

BUILDING LINE AND EASEMENTS AS SHOWN ON RECORD MAP.

RESTRICTIONS OF RECORD IN REAL VOLUME 258, PAGE 245.

MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTORS.

\$95,243.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-20779

07/02/1997-20779
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th
day of June, 19 97.

(Seal)

(Seal)

(Seal)

Hahn Wun Lau (Seal)

Alecia Cumbie (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
HAHN WUN LAU AND ALECIA CUMBIE Husband and wife
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 hand and official seal this 30th day of June, A.D., 19 97

GENE W. GRAY, JR.

Notary Public