

This instrument was prepared by

Send Tax Notice To: Danny G. Price
name

(Name) Lamar Ham

119 Sugar Drive
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY EIGHT THOUSAND AND NO/100-----
DOLLARS (\$88,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Adrian Cheong and wife, Pey Jiin Khor and Hock Hai Lee and wife, Angelina Y. Y. Cheong

(herein referred to as grantors) do grant, bargain, sell and convey unto Danny Gene Price and Sheryl O'Rear Price

(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 42, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16
page 126 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$61,500.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1997-26646

08/21/1997-26646
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 39.50

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 11th
day of August, 19 97.

Hock Hai Lee

Hock Hai Lee

(Seal)

Angelina Y. Y. Cheong

Angelina Y. Y. Cheong

(Seal)

(Seal)

Adrian Cheong

Adrian Cheong

(Seal)

Pey Jiin Khor

Pey Jiin Khor

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Adrian Cheong and wife, Pey Jiin Khor
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 11th day of August A.D., 1997.

Stephanie M. Holford

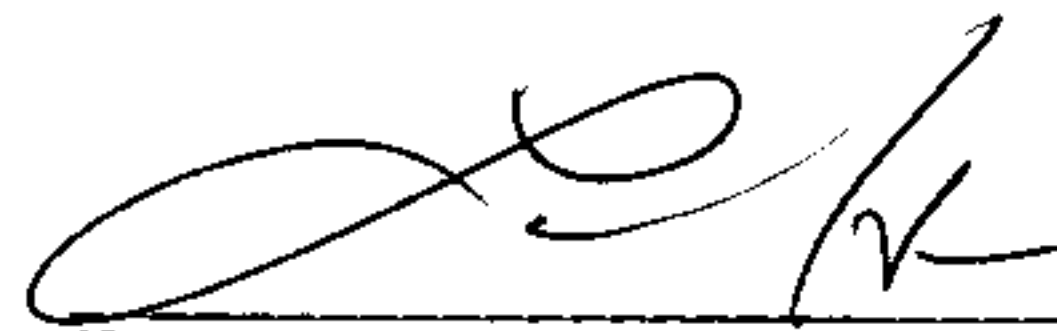
Notary Public

my Commission expires 2/22/2001

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this 15th day of August, 1997, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Hock Hai Lee and wife, Angelina Y. Y. Cheong, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this the 15th day of August, 1997.



Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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