

This instrument prepared by:
Michael A. O'Brien, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantees:

4676 Sandpiper Lane
Birmingham, AL 35244

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 (\$156,000.) DOLLARS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, ASSIS SOARES AND WIFE, SANDRA SOARES, and YVETTE VALERIE DESOUZA, a widow, (herein referred to as Grantors), do grant, bargain, sell and convey unto YUE I. ZUO and wife, YUN ZHOU, as joint tenants with rights of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 27th day of February,



ASSIS SOARES (L.S.)



SANDRA SOARES (L.S.)



YVETTE VALERIE DESOUZA (L.S.)

1998.
03/03/1998-02213
10:44 AM CLK111ED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA
13:50

Inst # 1998-07213

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ASSIS SOARES AND WIFE, SANDRA SOARES**, whose names 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 seal this 27th day of February, 1998.


Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **YVETTE VALERIE DESOUZA, a widow**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of February, 1998.


Notary Public

Inst # 1998-07213

03/03/1998-07213
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 43.50