

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Pok H. Samaniego  
207 Meadow Croft Circle  
Birmingham, AL 35242

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED FIFTY THREE THOUSAND AND NO/100 DOLLARS (\$153,000.00) to the undersigned grantor, DEBO CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **POK H. SAMANIEGO and JUN H. CHOW**, (herein referred to as Grantees), as joint tenants with the right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 7, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector as recorded in Map Book 22, page 4 A & B, in the Probate Office of Shelby County, Alabama.

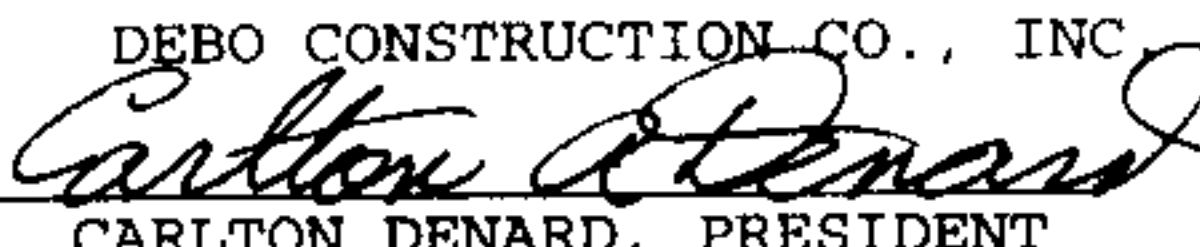
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$122,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, DEBO CONSTRUCTION CO., INC. the said GRANTOR, by CARLTON DENARD its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 11th day of September, 1998.

DEBO CONSTRUCTION CO., INC.  
By:   
CARLTON DENARD, PRESIDENT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CARLTON DENARD** whose name as **PRESIDENT** of **DEBO CONSTRUCTION CO., INC.**, a corporation, 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, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1ST day of August, 1997.

  
Notary Public

My Commission Expires: 11/20/2000  
zsaman.txt

09/17/1998-36348  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRW 39.50

Inst. # 1998-36348