

SEND TAX NOTICE TO:

(Name) Konto Chan
 215 Chestnut Forest Dr.
 (Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin, PC
 3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-1-8 Rev. 1/83
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGEE CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two hundred fifty-one thousand four hundred four and no/100 DOLLARS
 (\$251,404.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gregg R. Jackson, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Konto Chan and Kazuyo Sakurai

(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 27, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$226,262.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

Inst # 1999-19977

05/12/1999-19977
 10:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 001 MHS 34.00

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, I have hereunto set my hand(s) and seal(s), this 7

day of May, 19 99

WITNESS:

(Seal) Gregg R. Jackson (Seal)
 GREGG R. JACKSON (Seal)
 (Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregg R. Jackson, a married man 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of May, A D, 19 99

Patricia K. Martin
 Notary Public