

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Amanda Mangum
4705 Wooddale Lane
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Thirty Nine Thousand and 00/100 Dollars (\$139,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Xiao-Jian Zhou and Xin-Ru Pan-Zhou, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Amanda Mangum, an unmarried woman, and David G. Vincent, an unmarried man** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 8, according to the Survey of Chaparral, Second Sector, as recorded in Map Book 8 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Note: \$134,800.00 of the above purchase price is in the form of a mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 on this the **12th** day of **February, 2001**.

Xiao-Jian Zhou

Xiao-Jian Zhou

Xin-Ru Pan-Zhou

Xin-Ru Pan-Zhou

Commonwealth of Massachusetts
STATE OF *Massachusetts*
COUNTY OF *Suffolk*

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Xin-Ru Pan-Zhou**, 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 official seal this the 9th day of **February, 2001**.

CYNTHIA B. GAGNE

Notary Public

My Commission Expires: My Comm. Expires Sept. 25, 2003

Cynthia B. Gagne
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Xiao-Jian Zhou**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **12th** day of **February, 2001**.

Onnie D. Dickerson, III

Onnie D. Dickerson, III, Notary Public

My Commission Expires: **4/23/2004**

02/15/2001-05372
12:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 15.50

Inst # 2001-05372