

Send Tax Notice to:

Amin El-Husari
Chien-Hwa Lee
225 Paradise Lake Drive
Birmingham, AL 35244

Instrument Prepared By:

John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

**STATE OF ALABAMA
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED, JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Ernest A. Joseph and Zafira D. Joseph, (whose name is incorrectly spelled as "Zafria", in the deed recorded as Inst # 1999-18191, in the Office of the Judge of Probate of Shelby County, Alabama, on April 30, 1999) husband and wife, and Joe J. Joseph and Yvonne D. Joseph, husband and wife, hereinafter called "Grantors", and Amin El-Husari and Chien-Hwa Lee, husband and wife, hereinafter called "Grantees".

The Grantors, for and in consideration of One Hundred Thirty-Two Thousand and No/100 (\$132,000.00) Dollars in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantees as joint tenants with right of survivorship, the following described real estate and improvements thereon, located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to:

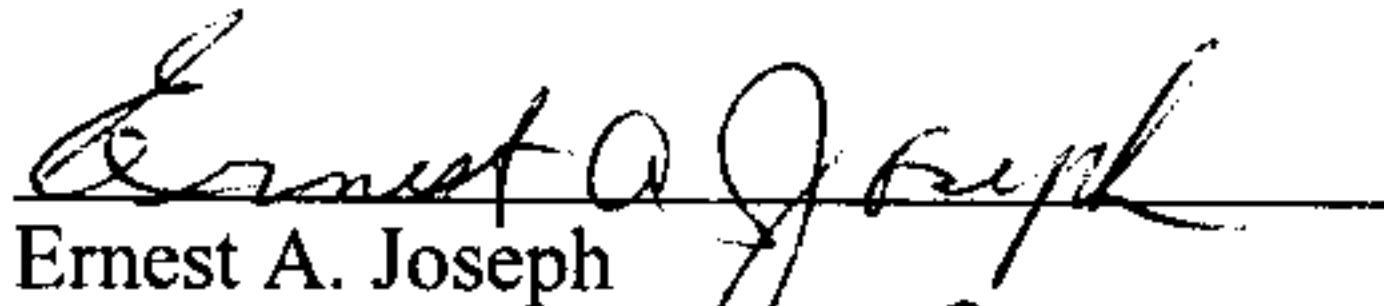
1. General and Special taxes and assessments for 2001 and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 138, Page 84; Deed Book 170, Page 285; Deed Book 228, Page 201; and Deed Book 228, Page 192.

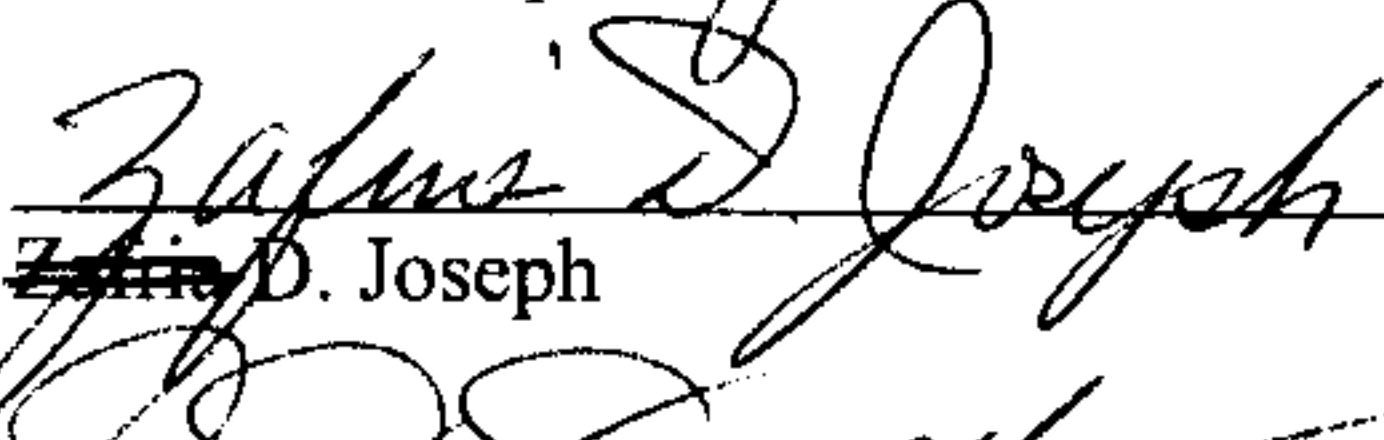
Inst # 2001-24633

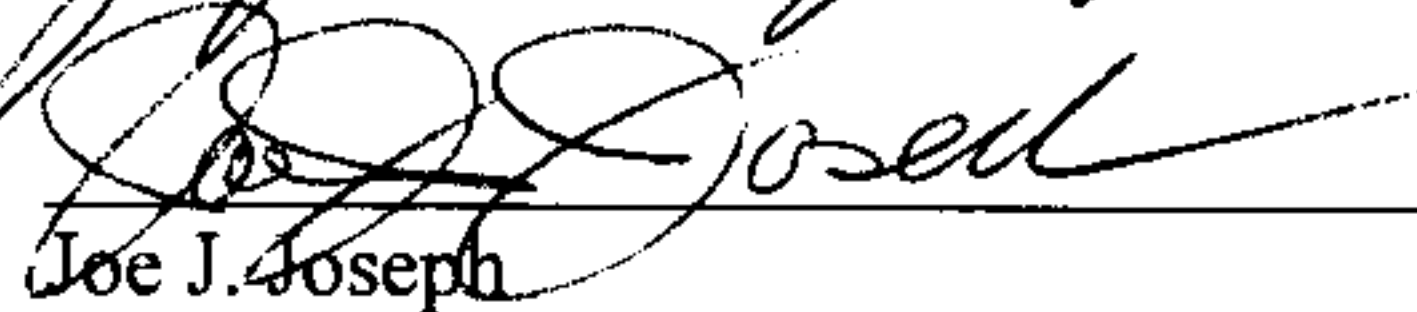
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, in fee simple absolute forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of 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.

Grantors covenant with the said Grantees, that Grantors specially warrant the property conveyed herein, and that Grantors and her heirs and personal representatives will forever warrant and defend this property for Grantees and their successors, heirs and assigns, from and against the claims and demands of Grantors and all persons claiming by, through, or under Grantors, but not against the claims of any others.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be signed on this the 14 day of June, 2001.



Ernest A. Joseph

zafira 
Zafira D. Joseph

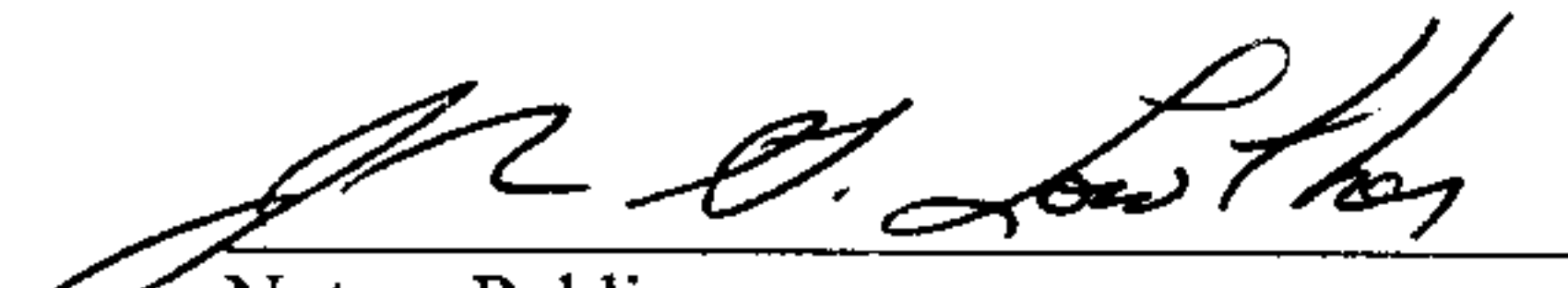

Joe J. Joseph


Yvonne D. Joseph

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

 I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Ernest A. Joseph and ~~Zafira~~^{Zafira} D. Joseph, whose names are signed to the foregoing Statutory Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the Statutory Warranty Deed, they executed the same voluntarily.

Given under my hand and seal this 14 day of June, 2001.


Notary Public
My Commission Expires: 1-3-03

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Joe J. Joseph and Yvonne D. Joseph, whose names are signed to the foregoing Statutory Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the Statutory Warranty Deed, they executed the same voluntarily.

Given under my hand and seal this 9th day of June, 2001.

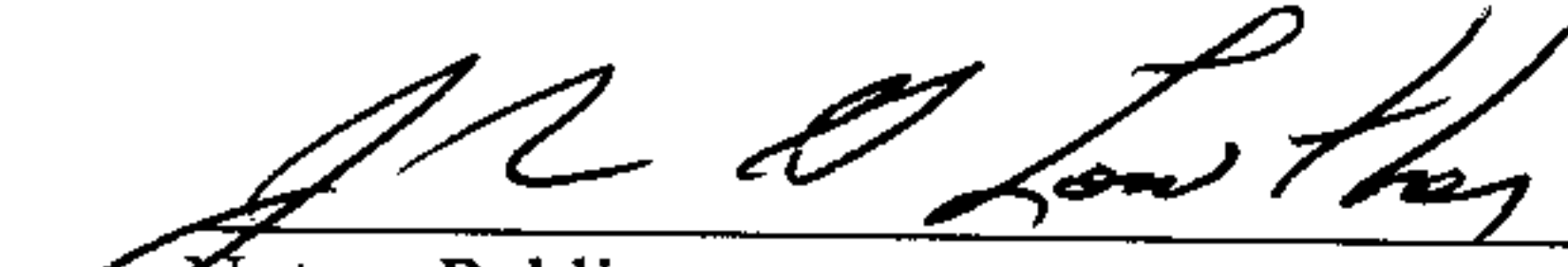

Notary Public
My Commission Expires: 1-3-03

EXHIBIT "A" TO DEED

Commence at the Northeast corner of Lot 41, Block 3, Nickerson & Scott's Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, thence run in a Westerly direction along the North line of Lot 41 and Lot 6 of same survey for a distance of 144.72 feet to the point of beginning; thence continue along the last described course for a distance of 225.62 feet to the Easterly right of way line of U.S. Highway 31; thence turn an angle to the left of 88 degrees 27' 33" and run in a southwesterly direction along said right of way line for a distance of 75.35 feet; thence turn an angle to the left of 84 degrees 48' 13" and run in a southeasterly direction for a distance of 162.88 feet; thence turn an angle to the right of 83 degrees 41' 04" and run in a southerly direction for a distance of 4.75 feet; thence turn an angle to the left of 90 degrees 06' 37" and run in an Easterly direction for a distance of 65.00 feet; thence turn any angle to the left of 89 degrees 46' 40" and run in a northerly direction for a distance of 24.42 feet; thence continue along last described course for a distance of 75.11 feet to the point of beginning.

Inst # 2001-24633

06/15/2001-24633
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 KB 154.00