

Send tax notice to:
Feliciano B. Yu and
Wilma Yu
5428 Sunrise Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart National Title
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Inst # 2001-51706
11/29/2001-51706
12:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 52.00

That in consideration of One Hundred Seventy-Five Thousand and no/100 Dollars (\$175,000.00), in hand paid to the undersigned John E. Kanellis and wife, Anita M. Kanellis, (hereinafter referred to as the "Grantors") by Feliciano B. Yu and wife, Wilma Yu, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. Transmission line permit to Alabama Power Company as recorded in Real Book 32, page 920.
3. Covenants, conditions and restrictions as set forth in the document recorded in Real Book 34, page 650 in the Probate Office of Shelby County, Alabama.

4. Agreement with Alabama Power Company as recorded in Real 38, page 764.
5. Easement as to underground cables as recorded in Real Book 38, page 767.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

(\$140,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

