


This instrument was prepared by:

Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway  
Birmingham, AL 35209

Send Tax Notice To:

Douglas I. Buchanan and Carol Ann  
Buchanan  
2804 Berkeley Drive  
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

  
20020703000310460 Pg 1/3 378.00  
Shelby Cnty Judge of Probate, AL  
07/03/2002 10:48:00 FILED/CERTIFIED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Fifty Eight Thousand dollars and no/100s (\$458,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen J. Lin and wife, Chiung-Chu Lin (herein referred to as grantors) do grant, bargain, sell and convey unto Douglas I. Buchanan and wife, Carol Ann Buchanan (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Shelby

See Attached Exhibit "A"



Subject to current taxes, easements and restrictions of record.

\$100,025.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 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, we have hereunto set our hands and seals, this 28th day of June, 2002.

\_\_\_\_\_  
(Seal)

  
\_\_\_\_\_  
Chiung-Chu Lin (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

}


General Acknowledgment

JEFFERSON COUNTY

I, Annette T. Ruff, a Notary Public in and for said County, in said State, hereby certify that Chiung-Chu Lin whose names 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 28th day of June, 2002.

My commission expires: 2/23/2005

  
\_\_\_\_\_  
Annette T. Ruff, Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28<sup>th</sup> day of June, 2002.

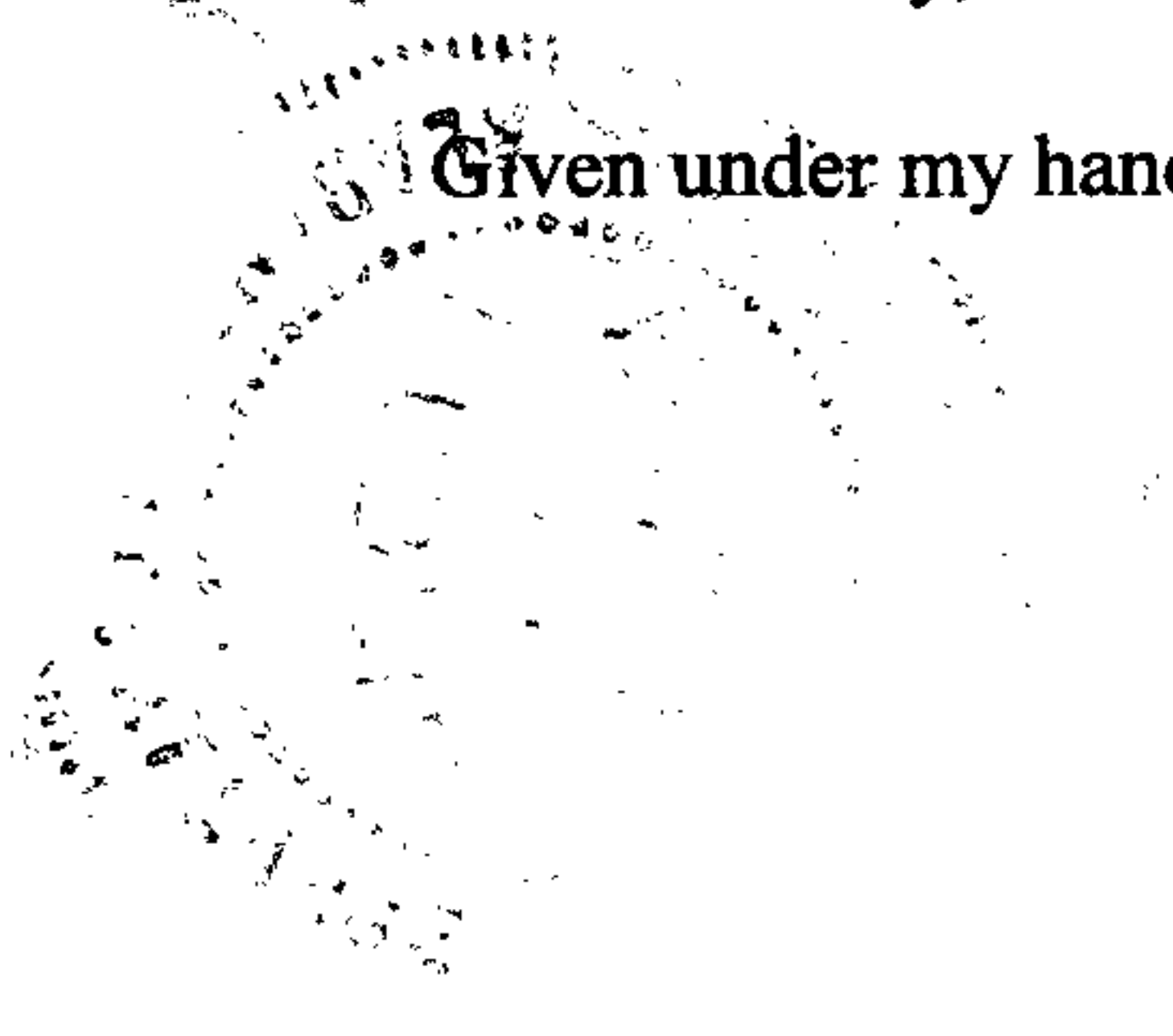
*Stephen J. Lin*  
*by Chiung-Chu Lin, as*  
*attorney in fact*  
Stephen J. Lin

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Stephen J. Lin** whose name is signed by **Chiung-Chu Lin** as Agent/Attorney-in-Fact for **Stephen J. Lin**, pursuant to a Power of Attorney, signed 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, in her capacity as Agent/Attorney-in-Fact for **Stephen J. Lin** pursuant to a Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of June, 2002.



*Annette T. Ruff*  
\_\_\_\_\_  
NOTARY PUBLIC - Annette T. Ruff  
My Commission Expires: 2/23/2005

## **Exhibit “A”**

Lot 1-A, according to the Amended Map of the First Addition to Woodford, as recorded in Map Book 10, Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 1-AA, according to the Britton Resurvey, being a resurvey of Lot 20, Block 1, Amended Map of Woodford, as recorded in Map Book 8, Page 51 A, B, C & D, and Lot 1, Block 9, the First Addition to Woodford, as recorded in Map Book 10, Page 38, and now recorded in Map Book 17, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.