

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Xiaochuan Guo

(Name) Larry L. Halcomb

name

3451 Crossings Way

3512 Old Montgomery Highway

address

(Address) Birmingham, Alabama 35209

Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY THOUSAND NINE HUNDRED FIFTY & NO/100 (230,950.00)

to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Xiaochuan Guo and Ying Xue a corporation,

(herein 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 Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, together with release of damages, excepted.
Subject to taxes for 2003.

Subject to 5 foot easement on north side of lot as shown on recorded map.

Subject to 10 foot easement on east side of lot as shown on recorded map.

Subject to easement of undetermined size as shown on recorded map.

Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right of way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-40741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.



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Shelby Cnty Judge of Probate, AL
10/24/2002 09:35:00 FILED/CERTIFIED

\$ 184,760.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of October 18, 2002

ATTEST:

Harbar Construction Company, Inc.

By B. J. Harris
B. J. Harris, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned a Notary Public in and for said County in said State, hereby certify that B. J. Harris whose name as President of Harbar Construction Company, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 18th day of October 18, 2002.

Notary Public (SEAL)

My Commission Expires January 23, 2006

My Commission Expires: