This instrument was prepared by: Larry R. Newman, Attorney 300 Office Park Drive, Birmingham, AL 35223 [Without title Opinion]

Send tax notice to : 9800 Rosewalk Street, Bakersfield, California 93311

WARRANTY DEED

The State of Alabama	}	
	}	To All Whom These Presents Shall Come, Greetings:
Shelby County	}	

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, CHARLES R. WANG and MING R. WANG, (herein referred to as "Grantors"), have bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto JEN F. WANG and JUI LING WANG, as Co-Trustees of the Wang Family Trust, (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the E½ of the NW¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the NW¼ of said Section 20; thence run southerly along the east line of said quarter section 648.0 feet to the northwesterly right-of-way line of Shelby County Highway No. 11 and also the beginning of a curve to the right having a central angle of 03° 45′ 50″ and a radius of 1,1419.3 feet; thence 55° 35′ 05″ right tangent to the curve and along the arc of said curve and said right-of-way 752.80 feet; thence tangent to curve and along said right of way 809.20 feet to the west line of the E½ of said quarter section; thence turn right 120° 36′ 05″ and run northerly along the west line 1,519.40 feet to the north line of said quarter section; thence turn right 92° 18′ and run 1,323.10 feet to the point of beginning. Mineral and mining rights excepted.

Subject to advalorem taxes for the years 2002, and thereafter; easements, restrictions, covenants, and rights of way of record.

Grantors warrant that no part of the above described property constitutes their homestead or that of their respective spouses.

Have and to Hold to the said Grantees, their successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

THE GRANTORS herein by this deed grant full power and authority to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer, deliver or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

In Witness Whereof, we have hereunto see	t our hands and seals, this <u>13</u> day of <u>JeCombe</u>	, 2002.
	Charles R. Wang	(Seal)
washing ton warm	Ming R. Wang	(Seal)
The State of California King County		

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Charles R. Wang and Ming R. Wang, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the <u>13</u> day of <u>December</u>, 2002

Notary Public
State of Washington
DIANE J. MARSCHALL
My Appointment Expires Apr 4, 2003

Notary Public

My Commission expires:

April

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