

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Guo Shi Zeng
Xiu Ying Li 332 1st St. Sw
655 Highway 31
Saginaw, AL 35137 Aja Foster AL 33007

STATE OF ALABAMA)
SHELBY COUNTY) WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Twenty-Three Thousand and 00/100 Dollars (\$123,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **The Estate of Hermie C. Glass, Sr., deceased, Probate Case No. 40-164, in the Probate Office of Shelby County, Alabama** , hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Guo Shi Zeng and wife, Xiu Ying Li**, hereinafter called "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:

A parcel of land located in the SE ¼ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama.

Begin at the Westerly most corner of Lot 17 of Final Plat of Saginaw Commercial Park, as recorded in Map Book 28, Page 90, in the Office of the Judge of Probate, Shelby County, Alabama, and being on the Northeasterly right of way of U.S. Highway #31; thence run North 55 degrees 37 minutes 30 seconds East along the Northwestern boundary of said Lot 17 a distance of 110.41 feet; thence North 56 degrees 33 minutes 14 seconds East along said Lot 17 and Lot 16 a distance of 122.31 feet to a common corner of Lot 16 and Lot 14 of Final Plat Saginaw Commercial Park Phase 2 as recorded in Map Book 30, Page 60; thence North 27 degrees 29 minutes 45 seconds West along Lot 14 a distance of 55.98 feet; thence North 32 degrees 40 minutes 27 seconds West along Lot 14 and Lot 13 a distance of 110.45 feet; thence South 55 degrees 51 minutes 01 seconds West along Lot 13 a distance of 182.18 feet; thence South 3 degrees 02 minutes 23 seconds West a distance of 111.47 feet to a concrete monument on the Northeasterly right of way of U.S. Highway #31; thence South 38 degrees 14 minutes 59 seconds East along said right of way 87.30 feet to the point of beginning.

According to survey of Rodney Shiflett, RLS. #21784, dated April 23, 2003.

NOTE: Hermie C. Glass, Sr. was the surviving grantee in that certain deed recorded in Instrument No. 1996-22821, in the Probate Office of Shelby County, Alabama; the other grantee, Betty June Glass, having died on or about the 7th day of June 1999.

NOTE: This property does not constitute homestead property for the grantees.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 7th day of May, 2003.

GRANTORS

Kathy E. Burgett (L.S.)
Kathy E. Burgett, as Personal Representative
of The Estate of Hermie C. Glass, Sr. deceased,
Probate Case No. 40-164, in the Probate Office
of Shelby County, Alabama.

Hermie C. Glass, Jr. (L.S.)
Hermie C. Glass, Jr., as Personal Representative
of The Estate of Hermie C. Glass, Sr., deceased,
Probate Case No. 40-164, in the Probate Office of
Shelby County, Alabama.

Elizabeth G. St. Pierre (L.S.) PR
Elizabeth G. St. Pierre, as Personal Representative
of The Estate of Hermie C. Glass, Sr., deceased,
Probate Case No. 40-164, in the Probate Office
of Shelby County, Alabama.

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Kathy E. Burgett, as Personal Representative of the Estate of Hermie C. Glass, Sr., deceased, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of May, 2003.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Hermie C. Glass, Jr., as Personal Representatives of the Estate of Hermie C. Glass, Sr., deceased, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of May, 2003.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Elizabeth G. St. Pierre, as Personal Representative of the Estate of Hermie C. Glass, Sr., deceased, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of May, 2003.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04