

SEND TAX NOTICE TO:

(Name) Chi Lan Thi Chau

(Address) 105 Cahaba Club Drive

Helena, AL 35080

This instrument was prepared by

(Name) Patricia K. Martin, P.C.

2090 Columbiana Road, Suite 3200

(Address) Birmingham, AL 35216

Form 1-1-5 Rev. 2/00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
JEFFERSON }
COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Five Thousand and NO/100--(\$155,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cynthia A. Wingo, as Attorney in Fact for Donald O. Lepine and for his wife, Melanie A. Lepine

(herein referred to as grantors) do grant, bargain, sell and convey unto

Chi Lan Thi Chau and Mai Duc Hoang H

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in

SHELBY

County, Alabama, to-wit:

Lot 902, according to the Survey of Old Cahaba, Sector 9, as recorded in Map Book 26,
Page 149, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a
lien but not yet payable.

\$ 139,500.00 of the above recited purchase price was paid from the proceeds of
a mortgage loan closed simultaneously herewith.


20041011000560330 Pg 1/1 26.50
Shelby Cnty Judge of Probate, AL
10/11/2004 10:48:00 FILED/CERTIFIED

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 sewerred 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 administrtors 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, I have hereunto set my hand(s) and seal(s), this 31st
day of August, 20 04

WITNESS: _____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)

Donald O. Lepine, by and through
his Attorney in Fact, Cynthia A. Wingo (Seal)
Melanie A. Lepine, by and through
her Attorney in Fact, Cynthia A. Wingo (Seal)
Melanie A. Lepine, by and through
her Attorney in Fact, Cynthia A. Wingo

STATE OF ALABAMA
JEFFERSON }
COUNTY }

I, the undersigned Cynthia A. Wingo, as Attorney in Fact for Donald O. Lepine and Melanie A. Lepine a Notary Public in and for said County, in said State,
hereby certify that she in her capacity as
whose name is said Attorney in Fact and with full authority 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 in her capacity as executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of August A. D., 20 04

Patricia K. Martin
Notary Public.