
20050729000381720 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
07/29/2005 12:42:17PM FILED/CERT

Send tax notice to:
ZHAOHAI YANG
247 BEAVER CREEK PARKWAY
PELHAM, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BH11050508K

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty Four Thousand and 00/100 Dollars (\$224,000.00) in hand paid to the undersigned, AHI Employees Partnership (hereinafter referred to as "Grantor") by Zhaohai Yang and Ya Zhuo, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$170,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/29/2005
State of Alabama

Deed Tax: \$54.00

Reli



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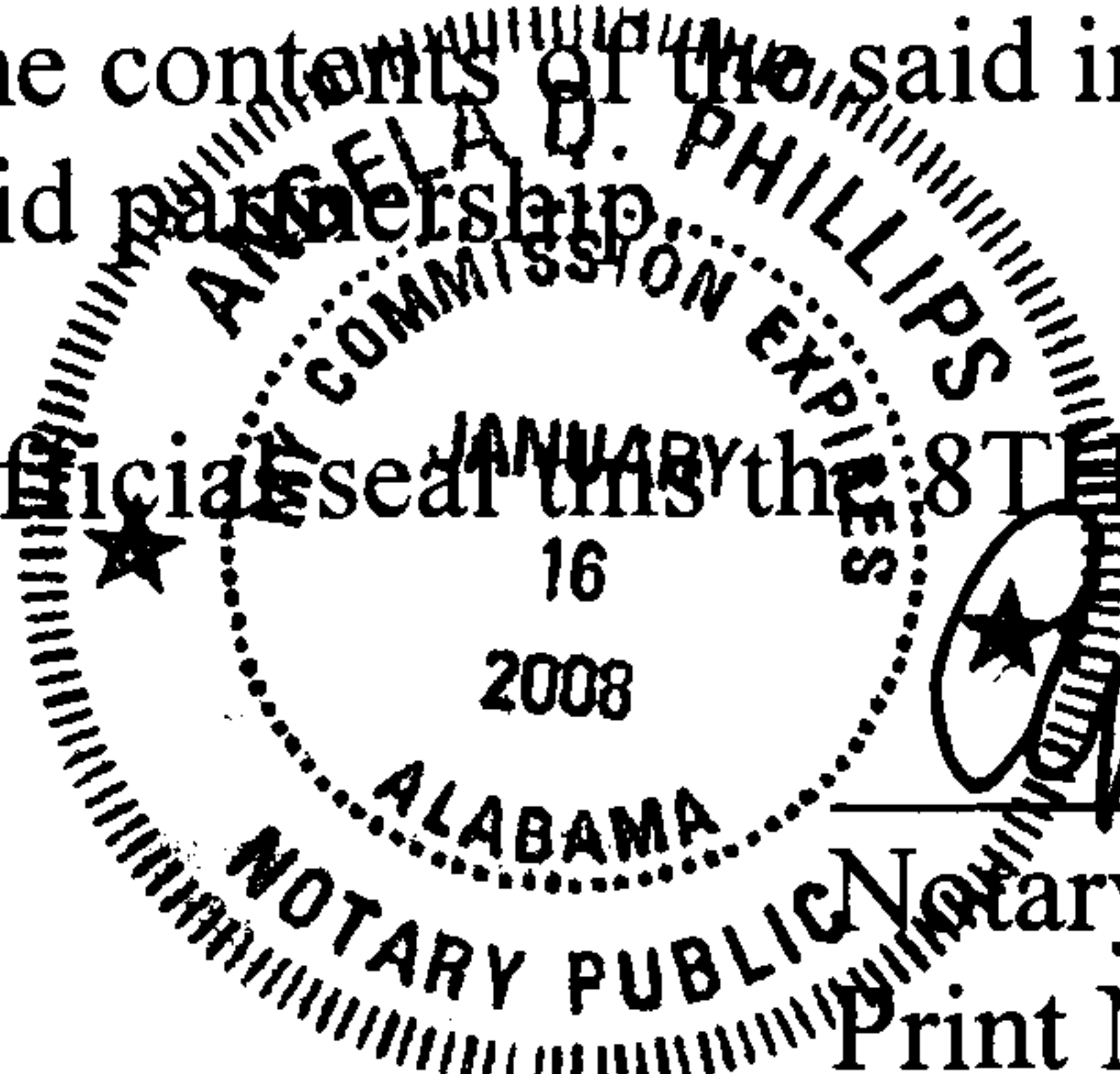
IN WITNESS WHEREOF, Grantor, AHI Employees Partnership by RALPH MOORE its PARTNER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 8th day of JUNE, 2005.

By: Ralph P. Moore PARTNER
AHI Employees Partnership
ITS PARTNER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RALPH MOORE, whose name as PARTNER of AHI Employees Partnership is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 8TH day of JUNE, 2005.



Angela D. Phillips
Notary Public
Print Name: Angela D. Phillips
Commission Expires: 01/16/08