

# (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

SHU WHAU AMY CHEN 2004 CROSSVINE ROAD HOOVER, AL 35244

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

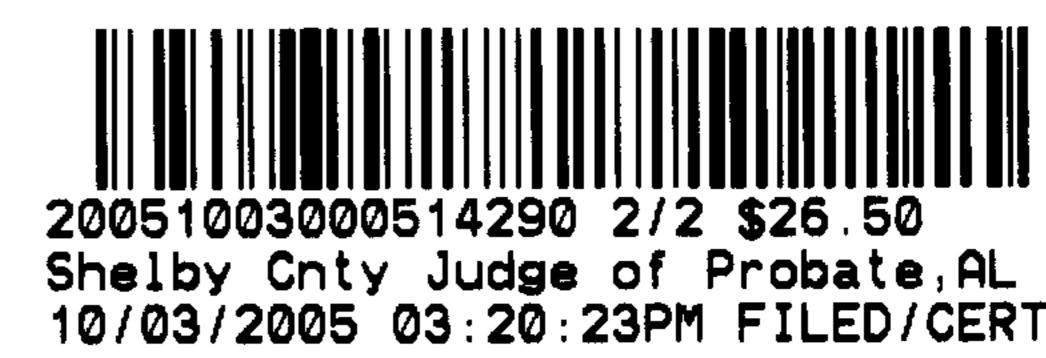
#### WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$249,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT W. FERGUSON and TINA P. FERGUSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SHU WHAU AMY CHEN and KUAN-LIN GEORGE CHEN, WIFE AND HUSBAND, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 38 ACCORDING TO THE SURVEY OF RIVERCHASE WEST SECOND ADDITION AS RECORDED IN MAP BOOK 7, PAGE 59 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION AS RECORDED IN MISC VOLUME 25, PAGE 606.
- 3. TERMS AGREEMENTS AND RIGHT OF WAY TO ALBAAM POWER COMPANY AS RECORDED IN MISC VOLUME 25, PAGE 549.
- 4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER IRGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 127, PAGE 140.
- 5. RESTRICTIONS APPEARING OF RECORD IN MISC VOLUME 14, PAGE 536 AND MISC VOLUME 17, PAGE 550.
- 6. 10 FOOT UTILITY EASEMENT ALONG REAR LOT LINE AND ALONG NORTHEASTERLY LOT LINE AS SHOWN ON RECORDED PLAT.
  - \$237,405.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



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 severed 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 administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SCOTT W. FERGUSON and TINA P. FERGUSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of September, 2005.

SCOTT W. FERGUSON

TINIA DEED CILIDONI

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/03/2005 State of Alabama

Deed Tax: \$12.50

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT W. FERGUSON and TINA P. FERGUSON, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

ven undermy hand this the 22nd day of September, 2005.

Notary Public

My commission expires: