

20051222000660630 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
12/22/2005 02:28:33PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMINDER TO SURVIVOR

**SEND TAX NOTICE TO:
SHU WHAU AMY CHEN
2004 CROSSVINE ROAD
HOOVER, ALABAMA 35244**

Shelby County, AL 12/22/2005
State of Alabama
Deed Tax: \$10.00

KNOW ALL MEN BY THESE PRESENT: THAT IN CONSIDERATION OF **TEN THOUSAND AND NO/100 (\$10,000.00)** TO THE UNDERSIGNED GRANTOR (WHETHER ONE OR MORE), IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHERE IS ACKNOWLEDGED, I OR WE **SHU WHAU AND KUAN-LIN GEORGE CHEN, WIFE AND HUSBAND** (HEREIN REFERRED TO AS GRANTOR), GRANT, BARGIN, SELL AND CONVEY UNTO **SHU WHAU AMY CHEN (HEREIN REFERRED TO AS GRANTEE)**, 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.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR THE PURPOSE OF CONVEYING THE ABOVE DESCRIBED PROPERTY TO **SHU WHAU AMY CHEN.**

SUBJECT TO MINERAL AND MINING RIGHTS IF NOT OWNED BY GRANTOR.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY OF RECORD.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, 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 CREATED IS SEVERED OR TERMINATED DURING THE JOINT LIVED OR 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, CONVENANT WITH SAID GRANTEE, HIS, HER OR THEIR HEIRS AND ASSIGNS, THAT I AM (WE ARE) LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISED; THAT THEY ARE FREE FROM ALL EMCUMBRANCES, UNLESS OTHERWISE STATED 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 GRANTEE, HIS, HER OR THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LASFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, I (WE) HAVE HEREUNTO SET MY (OUR) HAND(S) AND SEAL(S) THE 21ST DAY OF DECEMBER, 2005.

Paula A. Ware

Shu Whau Amy Chen

SHU WHAU AMY CHEN

Delea Church

Kuan-Lin George Chen

KUAN-LIN GEORGE CHEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, KATHLEEN ARTHUR, A NOTORY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **SHU WHAU AMY CHEN AND KUAN-LIN GEORGE CHEN, WIFE AND HUSBAND**, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING CONVEYANCY, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS CONVEYANCE, THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE:

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 21st DAY OF December, 2005

Kathleen A. Arthur
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sep 28, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS