## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Send Tax Notice To: HOPE CHI AND JEFFREY A. MILLS STATE OF ALABAMA , 214 138 COSHATT TRAIL COUNTY OF BIRMINGHAM, AL 35244 Presents: 2017 That in consideration of THE THOUSAND AND NO/100 DOLLARS (\$1,000,000,000,000,000) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARRIED HOPE Y. CHI AND HUSBAND JEFFERY A. MILLS AND PEI-CHENG CHI A MAN (herein referred to as grantors) do grant, bargain, sell and convey unto HOPE CHI MILLS AND JEFFERY A. MILLS AND PEI-CHENG CHI (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in TENERSON SHELBY County, Alabama to-wit: LOT 9, ACCORDING TO THE SURVEY OF PHASE 1 HEATHERWOOD 8<sup>TH</sup> SECOTR, AS RECORDED IN MAP BOOK 16, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA THIS IS NOT THE HOMESTEAD OF PEI-CHENG CHI NOR HIS SPOUSE 20060224000091170 1/1 \$22.00 Shelby Cnty Judge of Probate, AL 02/24/2006 04:07:03PM FILED/CERT Subject to Easements, Restrictions and rights of way of record. HOPE Y. CHI IS ALSO KNOWN AS HOPE CHI MILLS To Have And To Hold unto the said Grantees HOPE CHI MILLS, JEFFERY A. MILLS AND PEI-CHENG CHI 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, 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. hand(s) and seal(s), this $\Delta C$ day of IN WITNESS WHEREOF, I/WE\_\_ have hereunto set\_MY/OUR\_ 2006. WITNESS: (Seal) Y. CHI AKA HOPE CHI MILLS (Seal) (Seal) PEI-CHENG CHI Shelby County, AL 02/24/2006 State of Alabama STATE OF <u>ALABAMA</u> Deed Tax: \$10.00 COUNTY OF JEFFERSON , a Notary Public in and for said County, in said State, hereby certify that THE UNDERSIGNED MARRIED HOPE Y. CHI AND HUSBAND JEFFERY A. MILLS AND PEI-CHENG CHI, A MAN whose names <u>is</u> signed to the foregoing conveyance, and who <u>is</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this A.D., 2006. day of NOTARY PUBLIC MY COMMISSION EXPIRES:

PREPARED BY: ALAN KEITH 2100 LYNNGATE DRIVE HOOVER, AL. 35216 71087