



20060308000109470 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
03/08/2006 02:20:25PM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVOR.....

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
JEFFERY A. MILLS
138 COSHATT TRAIL
BIRMINGHAM ALABAMA 35244

270,400 *cf*

THAT IN CONSIDERATION OF ONE THOUSAND AND NO/100 **DOLLARS (\$1,000.00)** PLUS MORTGAGE FILED SIMULTANEOUSLY HEREWITH to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

PEI-CHENG CHI, A MARRIED MAN

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

HOPE CHI MILLS AND JEFFERY A. MILLS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 9, ACCORDING TO THE SURVEY OF PHASE 1, HEATHERWOOD 8TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record. THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

\$270,400.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed **simultaneously herewith.**

To Have And To Hold unto the said Grantees JEFFERY A. MILLS 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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of March, 2006.

WITNESS:

_____(Seal)

Pei-cheng Chi (Seal)
PEI-CHENG CHI

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that PEI-CHENG CHI, A MARRIED WOMAN 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 his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March A.D., 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/12/06

Alan Keith

71087

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216