

15649



20070425000192760 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
04/25/2007 03:58:13PM FILED/CERT

Shelby County, AL 04/25/2007
State of Alabama

Deed Tax: \$20.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JOHN M. MOSELEY
269 NARROWS DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED THOUSAND DOLLARS 00/100 (\$200,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JIANHUA YAO and LIANQING DONG, WIFE AND HUSBAND** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOHN M. MOSELEY and VICKIE E. MOSELEY, HUSBAND AND WIFE**, (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 101 ACCORDING TO THE AMENDED MAP OF THE FINAL RECORD PLAT OF NARROWS PEAK SECTOR AS RECORDED IN MAP BOOK 31 PAGE 125 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROW RESIDENTIAL DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

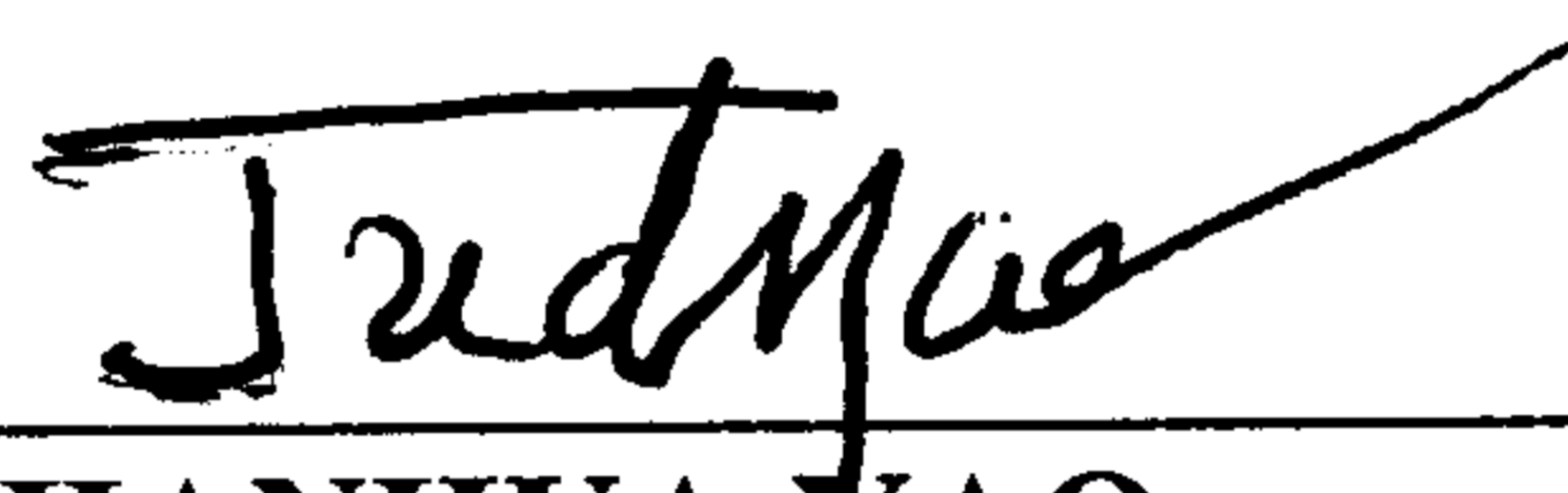
1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2000-9755 AND AMENDED IN INSTRUMENT 2002-42418.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENTS IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 2004-50637.
5. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED AT 2003-77021.
6. RIGHTS OF WAY TO ALABAMA GAS CORPORATION AS RECORD IN INSTRUMENT 2000-1818.
7. ASSIGNMENT OF DEVELOPERS RIGHTS AND OBLIGATIONS AS SET FORTH IN INSTRUMENT 2000-40514.
8. EASEMENTS, RESTRICTIONS, COVENANTS AGREEMENTS AND ALL OTHER TERMS AS SET FORTH IN INSTRUMENT 2000-9755, 2000-17136, 2000-26696, 2001-38328, 20020905000424180 AND INSTRUMENT 20021017000508250 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$180,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

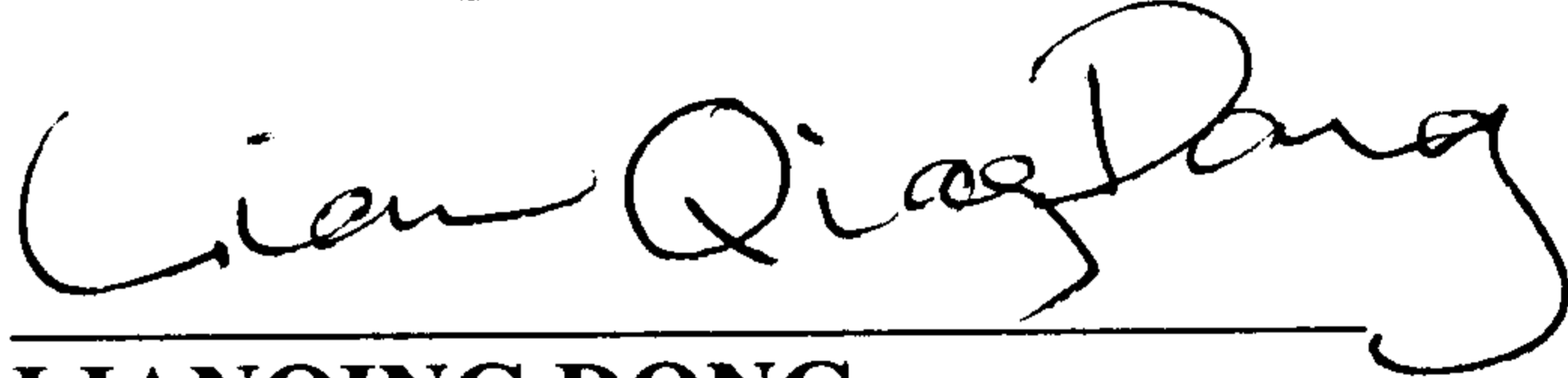
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, **JIANHUA YAO and LIANQING DONG, WIFE AND HUSBAND**, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of April, 2007.



JIANHUA YAO



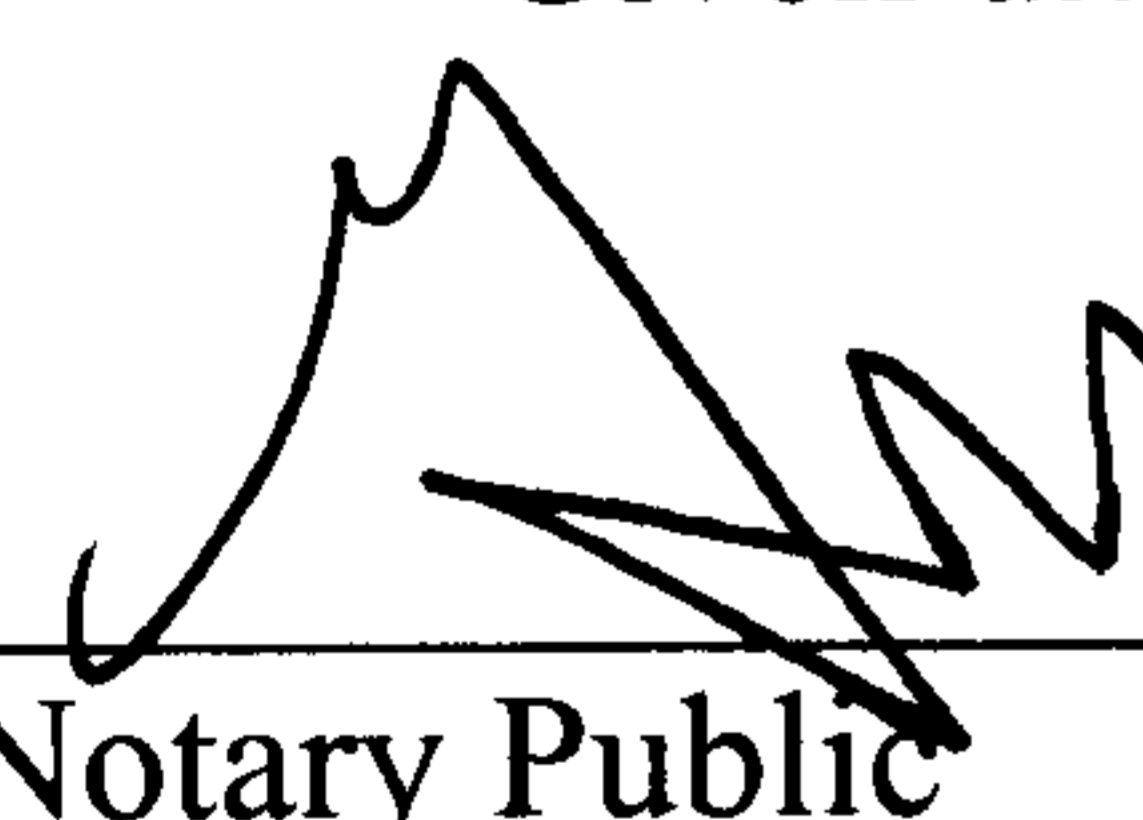
LIANQING DONG

**STATE OF ALABAMA
COUNTY OF SHELBY**

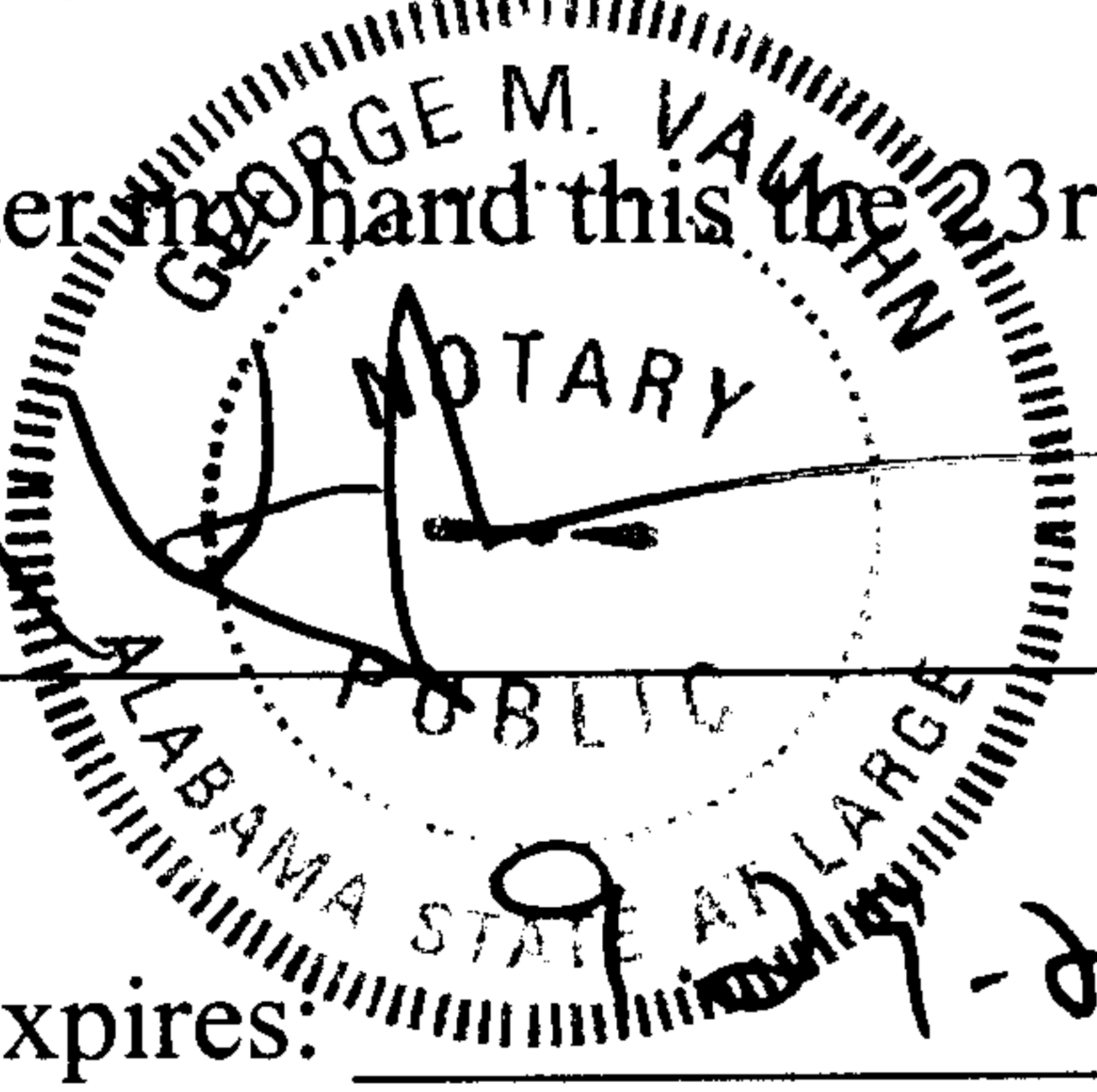
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JIANHUA YAO and LIANQING DONG, WIFE AND HUSBAND**, 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.

Given under my hand this the 23rd day of April, 2007.



Notary Public



My commission expires: 9-27-2010