

708094

SEND TAX NOTICE TO:
Yinkun Wan and Jian Zhong
5050 Eagle Crest Road
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20070907000421560 1/2 \$372.00
Shelby Cnty Judge of Probate, AL
09/07/2007 01:04:43PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Eight Thousand dollars & no cents (\$358,000.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
William B. Hahn, Jr. and wife, Jane Brown Hahn(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and
convey unto **Yinkun Wan and wife, Jian Zhong**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of
survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 536, ACCORDING TO THE SURVEY OF EAGLE POINT - 5TH SECTOR,
AS RECORDED IN MAP BOOK 18, PAGE 138, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

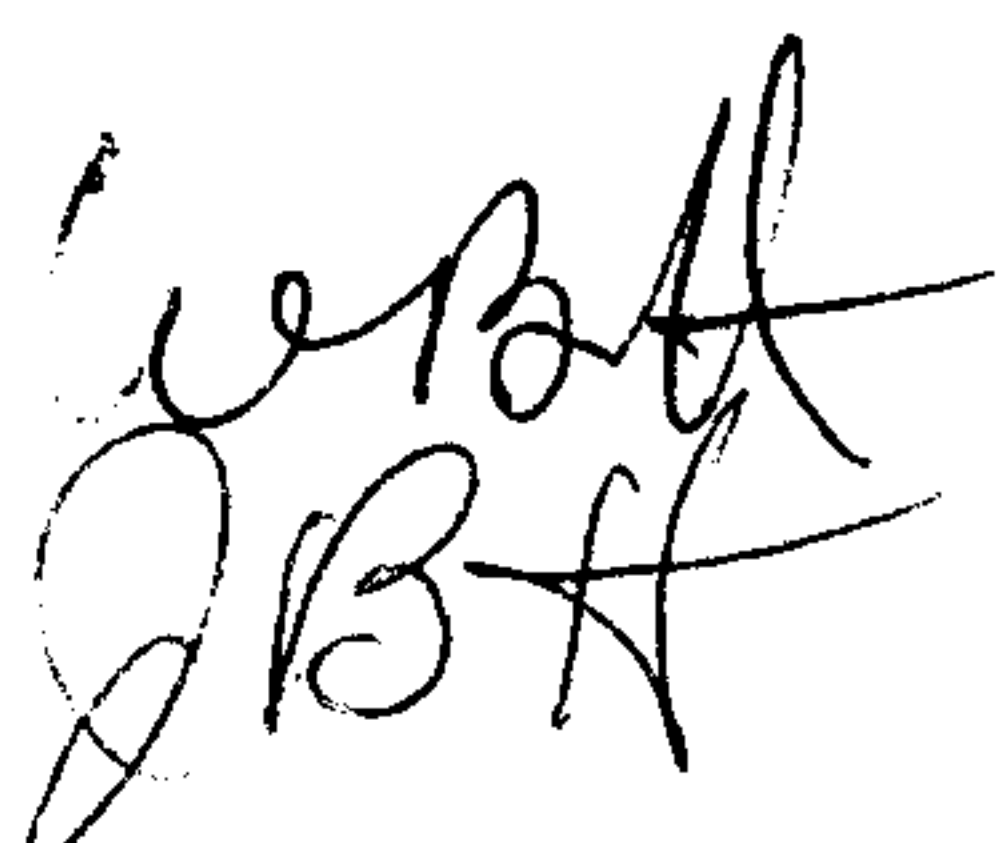
Subject to:

- 1.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 18, Page 138, Instrument 1994-25790 and Instrument 1994-26089, in the Probate Office of Shelby County, Alabama.
- 2.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1993-03817.
- 3.) Right of Way to Alabama Power Company as recorded in Deed Book 111, Page 408, Deed Book 211, Page 450 and Instrument 1995-12811.
- 4.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 18, Page 138.
- 5.) Grantor's disclaimer of Liability for Soil, Underground Conditions, etc. Grantor makes no representations or warranties concerning the condition of the property or its suitability for construction of a residence, except to the extent expressly and specifically set forth herein. Grantee undertakes the full obligation to investigate and determine all conditions of the Property that are material to Grantee's decision to purchase. Grantee understands and agrees that Grantor shall have no liability for sinkholes, limestone formations, underground mines, or any other surface or sub-surface, known or unknown, that may now or hereafter exist or occur or cause damage to person, property, or buildings or prevent adequate support for improvements. Grantee does forever release Grantor from all damage arising out of the condition of the soil or for the condition of the surface or subsurface of the Property, and this release shall constitute a covenant running with the land.

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**, 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

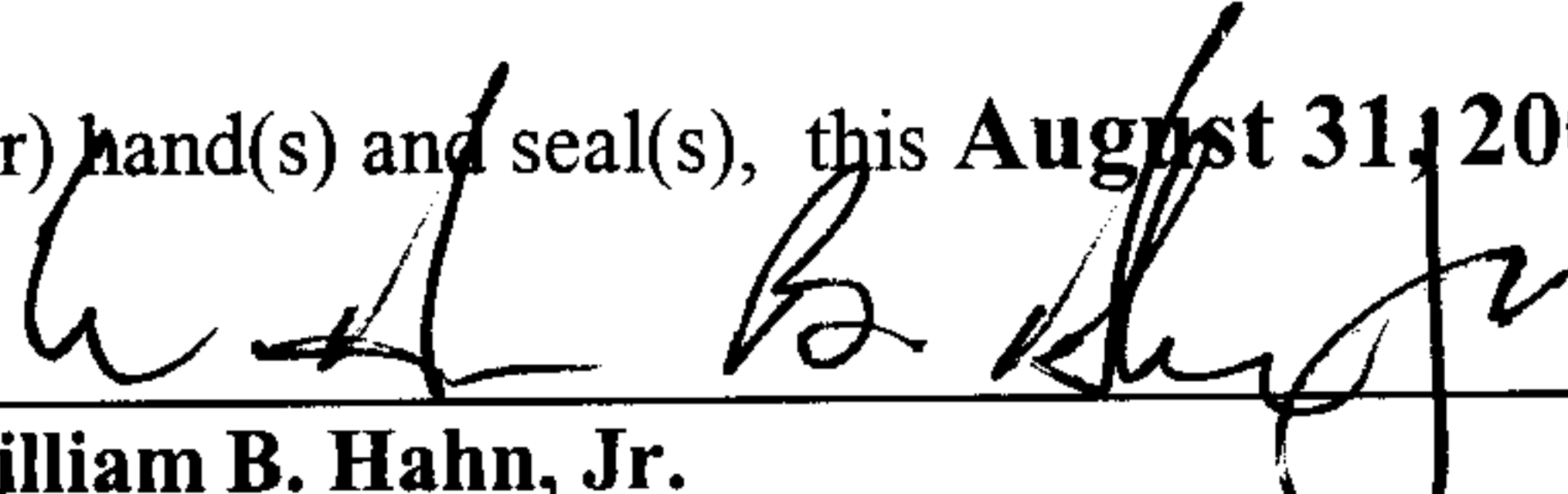


Shelby County, AL 09/07/2007
State of Alabama

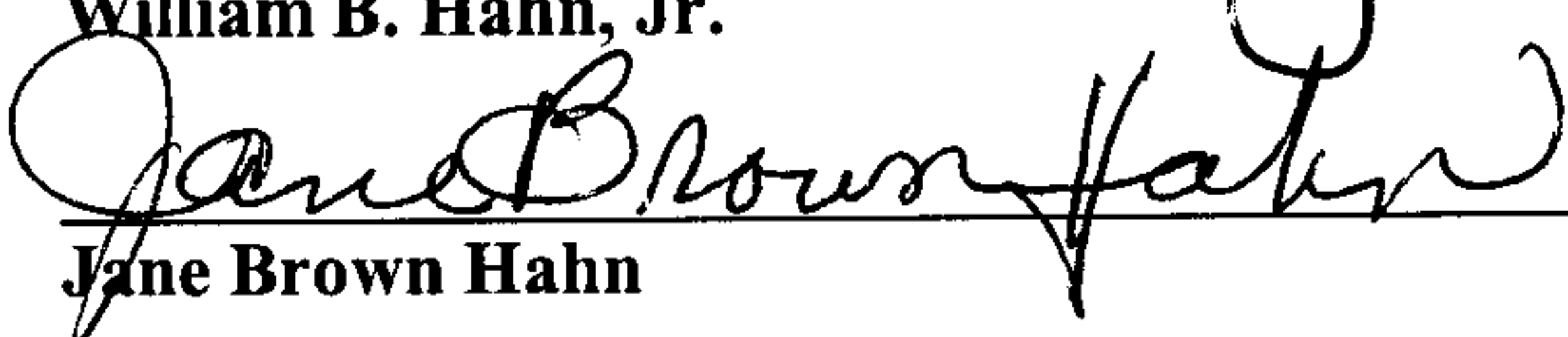
Deed Tax: \$358.00

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 31, 2007**

_____(Seal)


_____(Seal)
William B. Hahn, Jr.

_____(Seal)

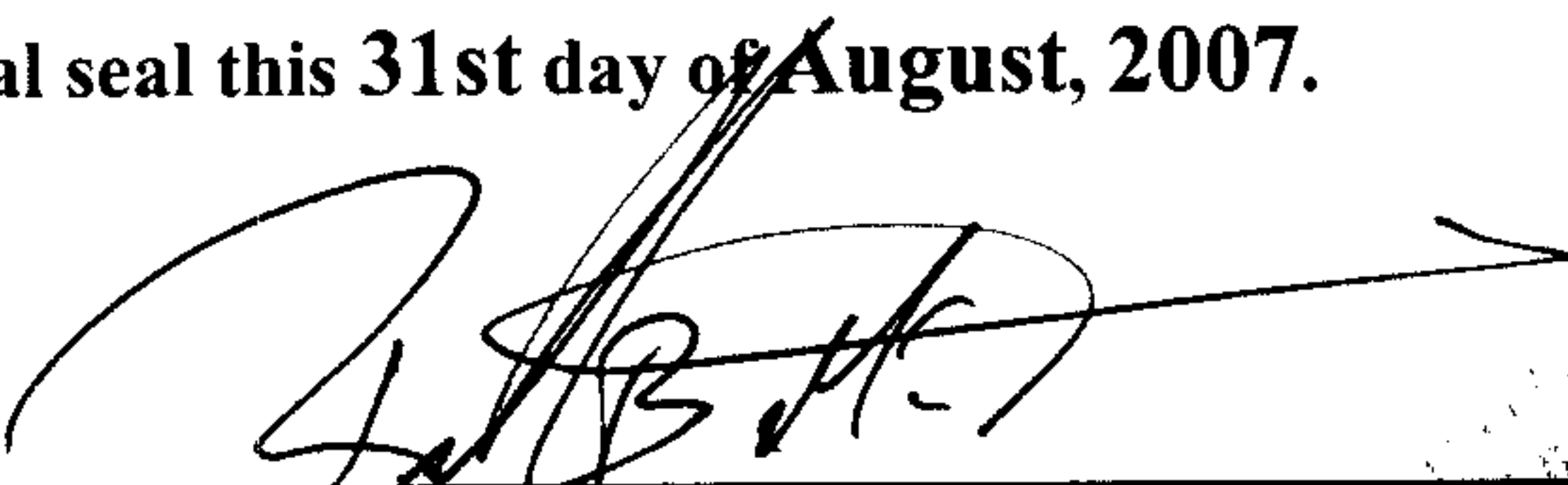

_____(Seal)
Jane Brown Hahn

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

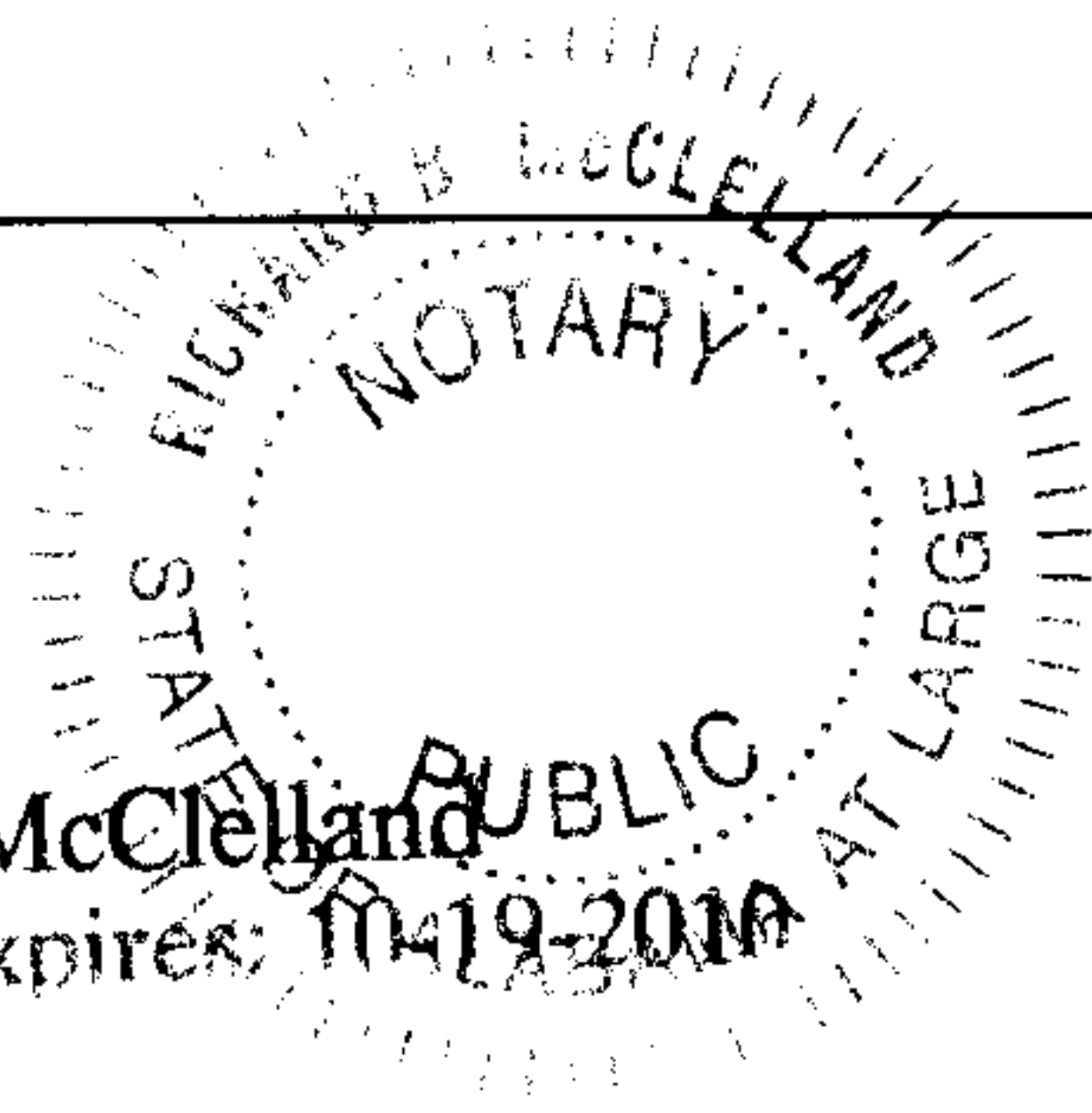
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Hahn, Jr. and wife, Jane Brown Hahn, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, 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 31st day of ~~August~~, 2007.



Notary Public.

(Seal)


Richard B. McClelland
My Commission Expires: 04-19-2010