

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.**

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
**Ruiming Liu**  
916 Teaberry Lane  
Hoover, Alabama 35244

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED, JOINTLY FOR LIFE**  
**WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Five Thousand and 00/100 Dollars (\$5,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Ruiming Liu and Hepeng Hu, wife and husband** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Ruiming Liu and Hepeng Hu, wife and husband, and Kevin H. Hu, an unmarried man** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Lot 3221, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, page 53, in the Probate Office of Shelby County, Alabama.**

**Note: The purpose of this deed is to vest title in Ruiming Liu and Hepeng Hu and Kevin H. Hu as joint tenants with remainder to survivor.**

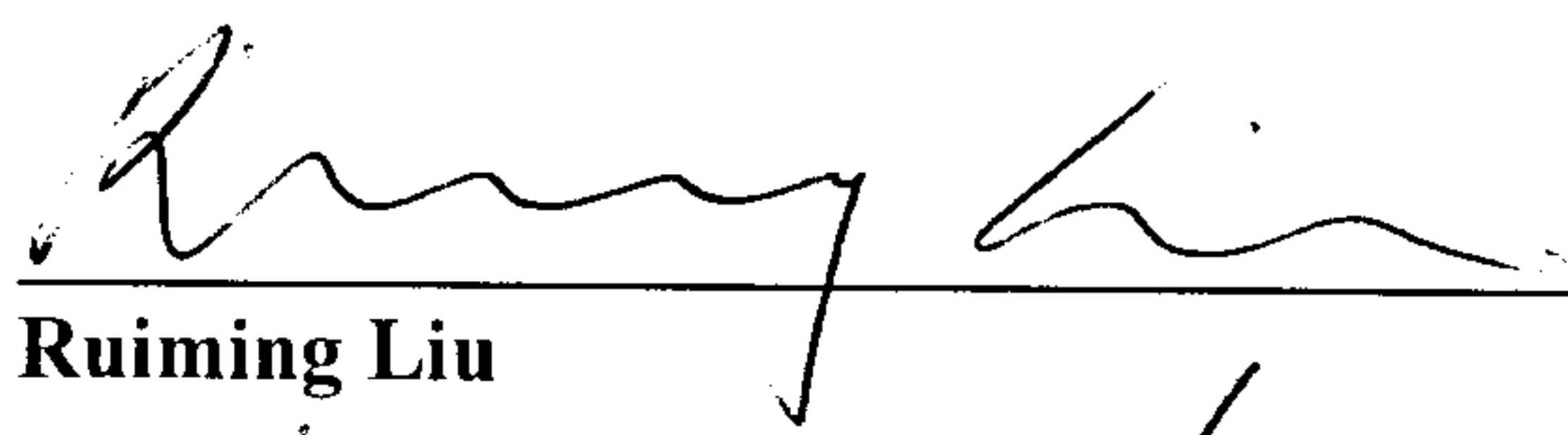
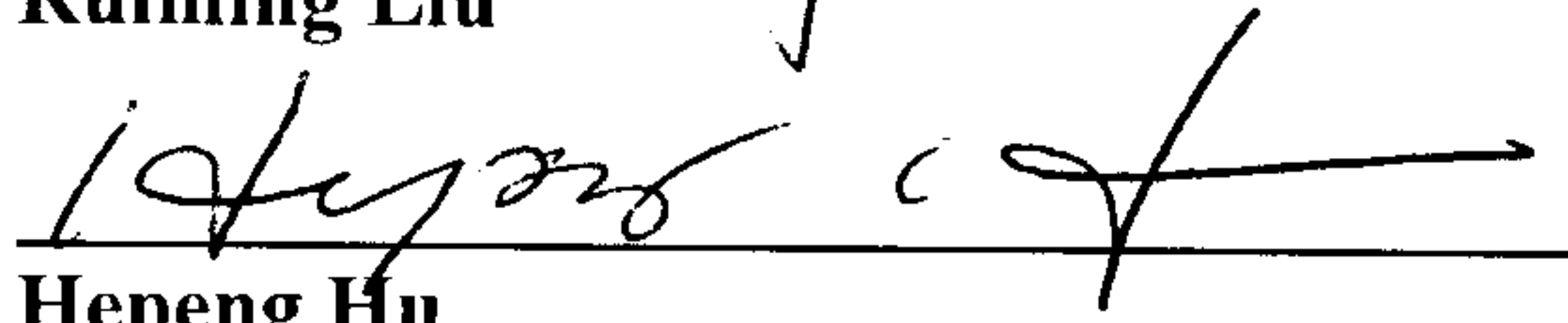
**This conveyance is hereby made subject to restrictions, covenants, easements and rights of way of record in the Probate Office of Shelby County, Alabama.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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, we have hereunto set our hands and seals on this the **25th** day of **September, 2008**.

  
\_\_\_\_\_  
**Ruiming Liu**  
  
\_\_\_\_\_  
**Hepeng Hu**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Ruiming Liu and Hepeng Hu, wife and husband**, whose names are signed to the foregoing conveyance, and who are 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 the **25th** day of **September, 2008**.

  
\_\_\_\_\_  
**G. Wray Morse, Notary Public**

My Commission Expires: **9/10/2012**