

Send tax notice to:
Patrick Patronas
Amanda R. Patronas
3451 Crossings Way
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Five Hundred and 00/100 Dollars (\$260,500.00) in hand paid to the undersigned **Xiaochuan Guo and Ying Xue, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Patrick Patronas and Amanda R. Patronas** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$257,038.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.





20101011000337410 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
10/11/2010 01:58:23 PM FILED/CERT

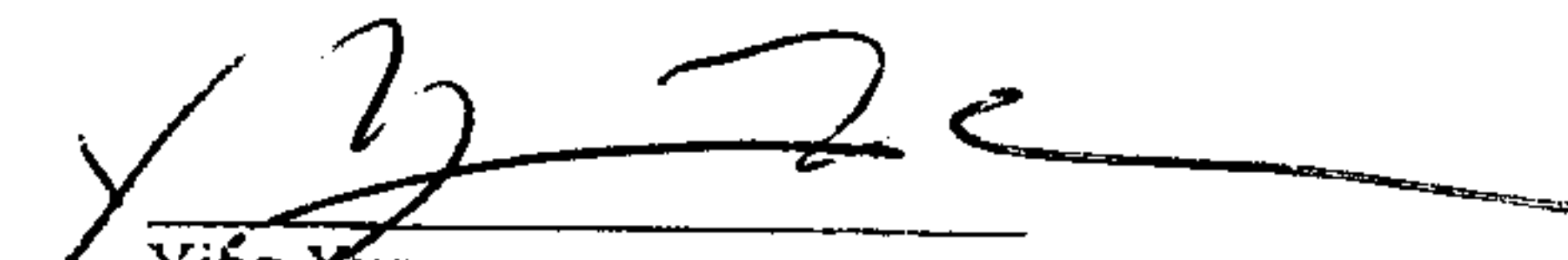
Shelby County, AL 10/11/2010

State of Alabama

Deed Tax : \$3.50

IN WITNESS WHEREOF, Grantors Xiaochuan Guo and Ying Xue have hereunto set their signatures and seals on September ____, 2010.

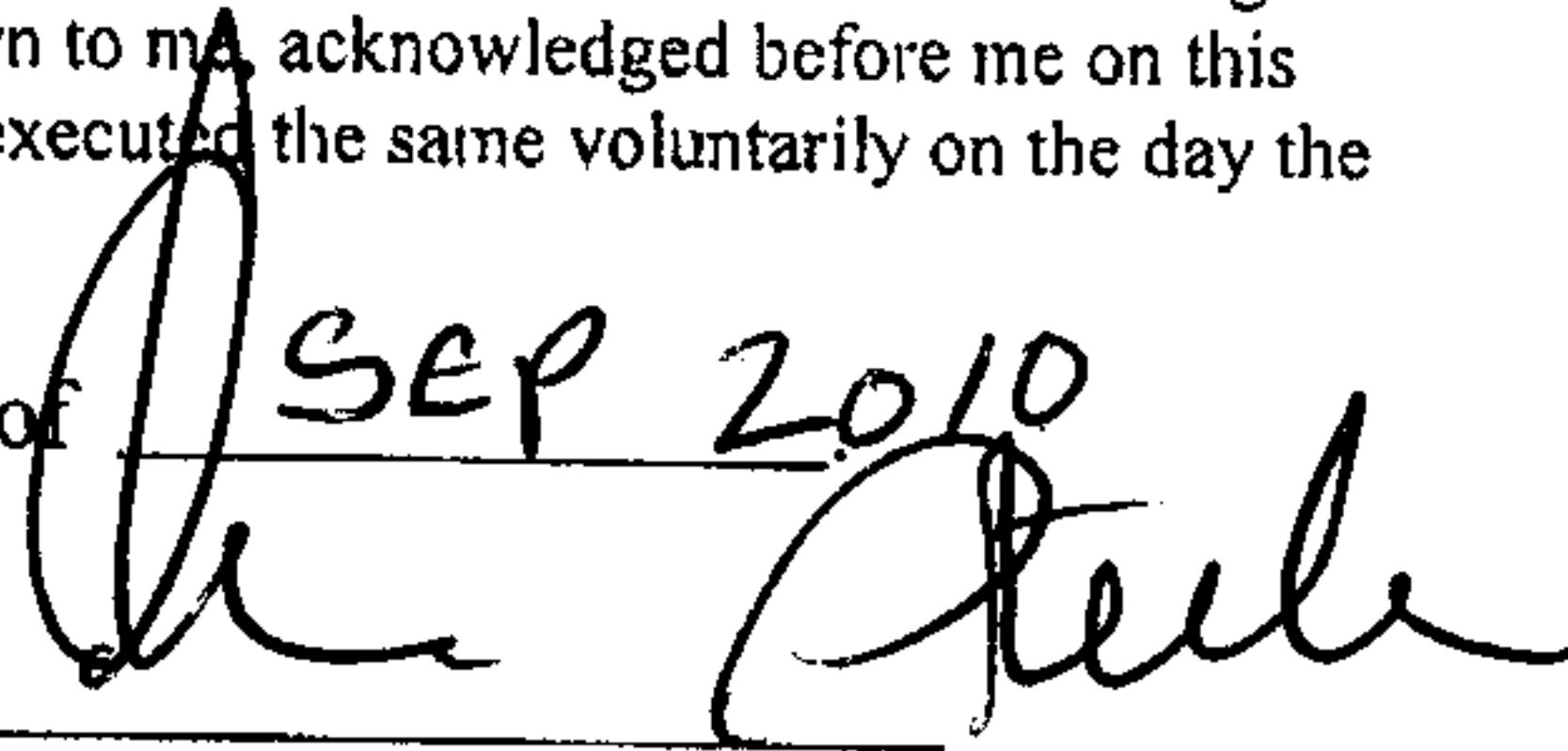

X 
Xiaochuan Guo


Ying Xue

STATE OF N.Y.
COUNTY OF KINGS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Xiaochuan Guo and Ying Xue, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of SEP 2010



(NOTARIAL SEAL)

Notary Public
Print Name:
Commission Expires:

CHRISTOPHE F. STEELE
NOTARY PUBLIC, State of New York
No. 01ST6011756
Qualified in Kings County
Commission Expires 08/17/20 14



20101011000337410 2/2 \$18.50
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