



20110617000178650 1/2 \$135.00
Shelby Cnty Judge of Probate, AL
06/17/2011 11:18:39 AM FILED/CERT

\$120,000
ll

Warranty Deed

We, RICHARD C. CHUA and DANA FAYE CHUA, husband and wife, joint tenants with right of survivorship, GRANTORS, of Shelby County, State of Alabama, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

RICHARD C. CHUA and DANA FAYE CHUA, Trustees or their successors in trust, under the RICHARD C. CHUA LIVING TRUST, dated August 23, 2008, and any amendments thereto, a **REVOCABLE TRUST**.

GRANTEES, whose address is 210 Kenniston Dale, Pelham, Alabama 35124, in fee simple, together with every contingent remainder and right of reversion, an undivided one half (1/2) interest in the following described real estate, situate in the County of Shelby, State of Alabama, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Alabama, to-wit:

Lot 1520, according to the Survey of Final Plat Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all mortgages, easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the GRANTEES in fee simple forever, together with every contingent remainder and right of reversion.


AND THE GRANTORS, do individually and for the heirs, executors, and administrators of the GRANTORS covenant with the GRANTEES and the heirs, executors, and administrators of the GRANTEES, that the GRANTORS are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, excepting those of record noted above; that GRANTORS have a good right to sell and convey the said premises; that the GRANTORS and the heirs, executors, and administrators of the GRANTORS shall warrant and defend the said premises to the GRANTEES and the heirs, executors and administrators of the GRANTEES forever, against the lawful claims of all persons.

WITNESS our hands on April 11, 2011.


RICHARD C. CHUA, GRANTOR

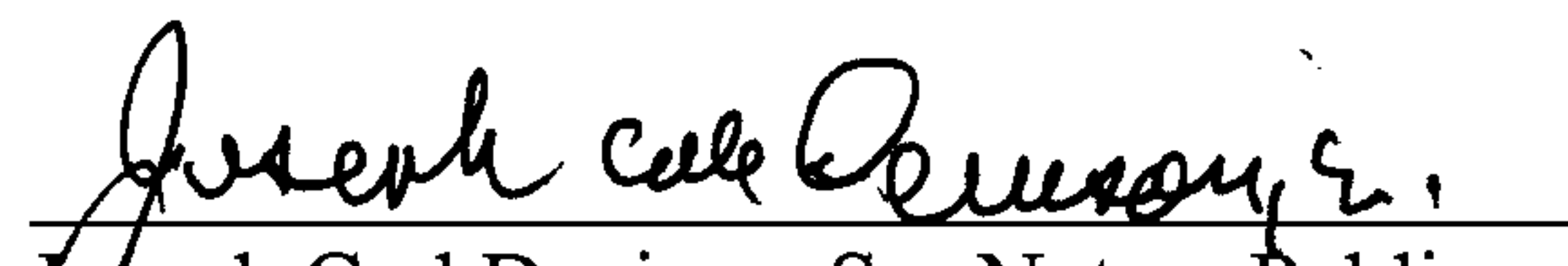

DANA FAYE CHUA, GRANTOR

STATE OF ALABAMA)
)ss.
COUNTY OF LEE)

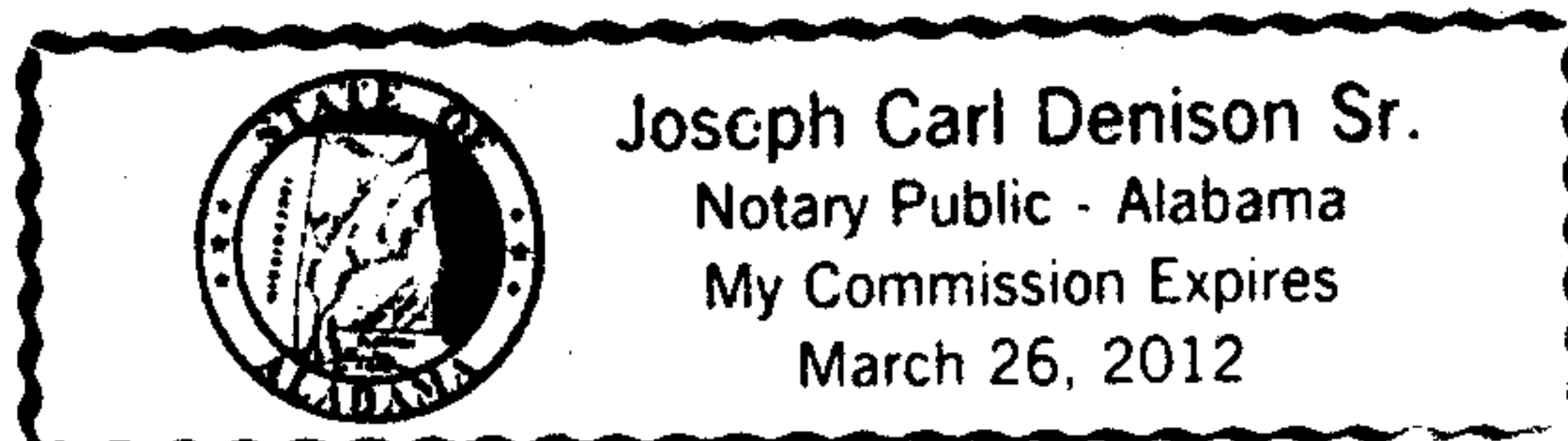

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On April 11, 2011, before me personally appeared RICHARD C. CHUA and DANA FAYE CHUA, as Husband and Wife, known to be the persons described in and who executed the foregoing Warranty Deed, and acknowledged that being informed of the contents of the Deed, they executed the same as their free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.


Joseph Carl Denison, Sr., Notary Public

Document prepared by:
Candace W. Denison
1621 Deer Tract Road
Opelika, Alabama 36801



Shelby County, AL 06/17/2011
State of Alabama
Deed Tax: \$120.00