



20110908000265880 1/1 \$89.00
Shelby Cnty Judge of Probate, AL
09/08/2011 11:48:41 AM FILED/CERT

Send tax notice to: Lei Zhao, 2013 Eagle Crest Ct., Birmingham, Al. 35242

This instrument was prepared by Duell Hunt, LLC, 2803 Greystone Commercial Blvd., Birmingham, Al. 3242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighty-three thousand and no/100 (\$383,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Thomas H. Huemmer and his wife Lyn Huemmer (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lei Zhao and Mei Chih Tu

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1006, according to the Survey of Eagle Point 10th Sector, as recorded in Map Book 24, Page 40 in the Probate Office of Shelby County, Alabama.

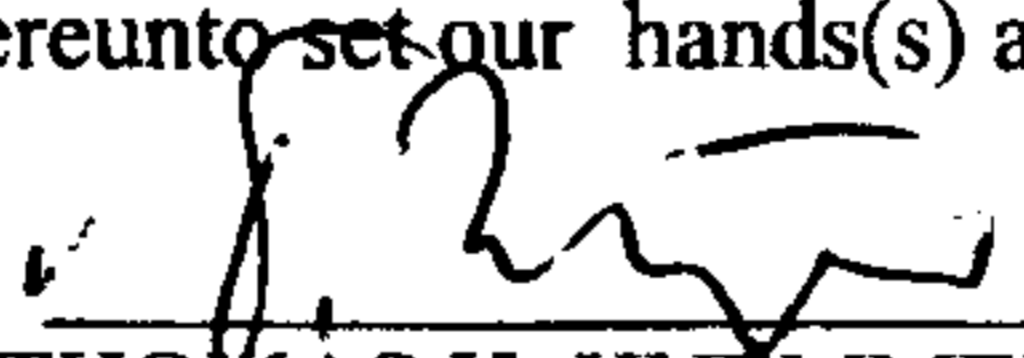
Subject to: All easements, restrictions and rights of way of record


\$306,400 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 02 day of September, 2011.

 (Seal)
THOMAS H. HUEMMER

 (Seal)
LYN HUEMMER

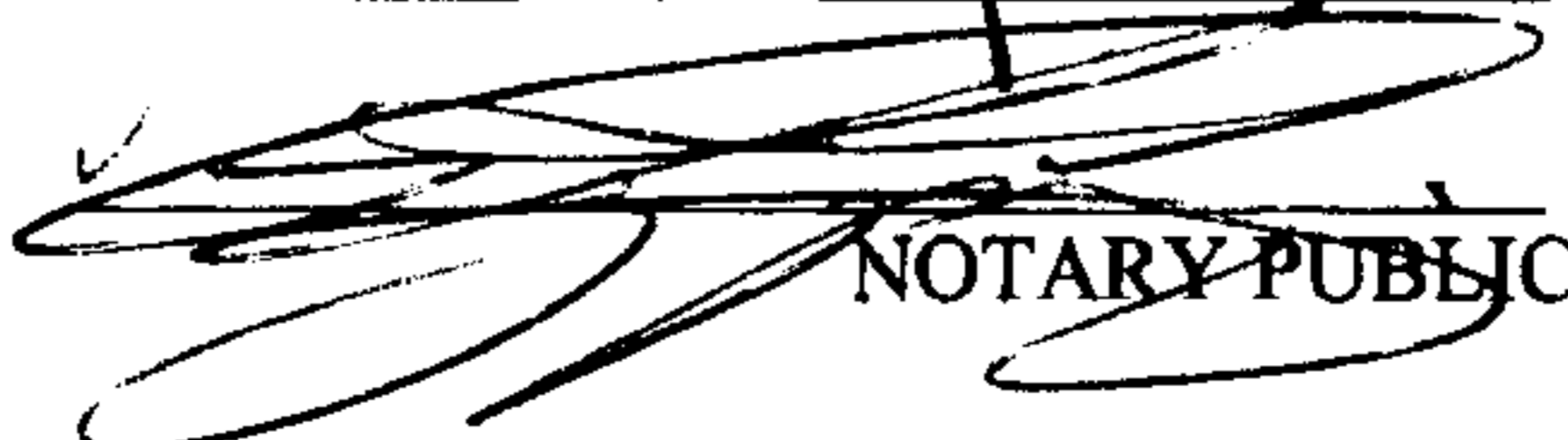
Shelby County, AL 09/08/2011
State of Alabama
Deed Tax: \$77.00

State of California
County of San Francisco

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Huemmer and his wife Lyn Huemmer 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 02 day of September, 2011.

My commission expires:
JUNE 20th, 2015


NOTARY PUBLIC

