This instrument was prepared by:
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LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:	Street
Wilsonville,	AL 35186

20161004000363050 10/04/2016 11:27:15 AM DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)	
)	KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

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.

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$180,800.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Richard C. Chua Dana Faye Chua, Trustees under the Richard C. Chua Living Trust, dated August 23, 2008, a Revocable Trust - undivided 1/2 interest and Dana Faye Chua and Richard C. Chua, Trustees under the Dana Faye Chua Living Trust, dated August 23, 2008, a Revocable Trust - undivided 1/2 interest has/have hereunto set his/her/their hand(s) and seal(s), this 30th day of September, 2016.

BY:

Richard C. Chua and Dana Faye Chua, Trustees, under the Richard C. Chua Living Trust, dated August 23, 2008, and any amendments thereto, a Revocable Trust, and the Dana Faye Chua Living Trust, dated August 23, 2008, a Revocable Trust,

Richard C. Chua, Trustee

Dana Faye Chua, Trustee

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State of Alabama Jefferson County

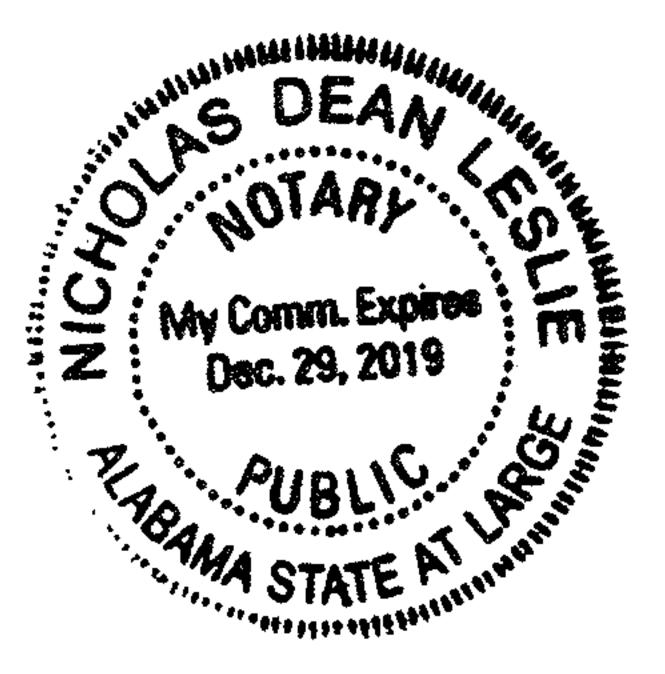
I, The Undersigned, a notary for said County and in said State, hereby certify that Richard C. Chua and Dana Faye Chua whose name as Trustees under the Richard C. Chua Living Trust dated 08/23/2008, and The Dana Faye Chua Living Trust dated 08/23/2008, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, in thier capacity as such Trustees of the Trusts, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of September,

2016.

Notary Public

Commission Expires: 12-29-2019



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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/04/2016 11:27:15 AM
\$63.50 CHERRY
20161004000363050