

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Edwin J. de St. Aubin
5039 Applecross Road
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND AND NO/100 DOLLARS.....
(\$ 151,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which
is hereby acknowledged, **SHARDA BAJAJ AND HUSBAND, SUBHASH C. BAJAJ**, (herein referred
to as Grantors) do grant, bargain, sell and convey unto EDWIN J. DE ST. AUBIN AND MARY ANN DE ST AUBIN
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real
estate, situated in the State of Alabama, County of SHELBY, to-wit:

Inst # 1994-26320

Lot 19, in Block 7, according to the Map of Applecross, a Subdivision of Inverness, as
recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County,
Alabama. LESS AND EXCEPT THE FOLLOWING: From the southeast corner of said
Lot 19, run in a westerly direction along the south line of said Lot 19 for a distance of
216.45 feet to the point of beginning; thence continue along last mentioned course for a
distance of 79.00 feet; thence turn an angle to the right of 46 degrees 39 minutes 10
seconds and run in a northwesterly direction for a distance of 25.00 feet to an elevation
of 493.00 feet as shown on record map; thence turn an angle to the right and run along
the 495.00 foot elevation line as shown on record map for a distance of 30.00 feet;
thence turn an angle to the right and run thence in a southeasterly direction for a distance
of 80.00 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 135,900.00 of the purchase price recited above was paid from a mortgage loan 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 the
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 we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they
are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we will and my 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 and seal, this 21ST day of July,
1994.

Sharda Bajaj
SHARDA BAJAJ

Subhash C. Bajaj
SUBHASH C. BAJAJ

08/24/1994-26320

12:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 26.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SHARDA BAJAJ AND HUSBAND, SUBHASH C. BAJAJ**, 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 date the same bears date.

Given under my hand and official seal, this the day of July, 1994.


Notary Public

My Commission Expires: *11-22-96*

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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 26.50