

This instrument prepared by:
S. Kent Stewart, Attorney at Law
STEWART DAVIS & HUMPHREY, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
SRIRAM S. IYER
MARY J. IYER
3127 Chestnut Oak Drive
Birmingham, Al 35244

STATE OF ALABAMA
JEFFERSON COUNTY

SURVIVORSHIP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED FORTY-SEVEN THOUSAND AND NO/100'S DOLLARS (\$147,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, BRENDA JEAN DAILEY, AN UNMARRIED WOMAN, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell and convey unto

SRIRAM S. IYER AND MARY J. IYER

hereinafter referred to as Grantees, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 13, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, Page 18, in the Probate Office of Shelby County, Alabama.

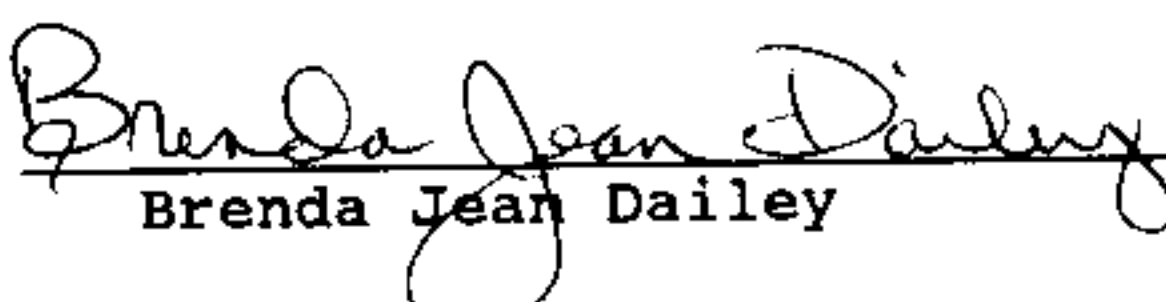
Subject to:

1. Easements, Restrictions and Right of Ways of record.
2. 1995 Taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTOR and for GRANTOR'S heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that I/We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that I/We have good right to sell and convey the same as aforesaid; that I/We will and for 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, the undersigned GRANTOR has hereunto set his hand and seal on this the 28th day of October, 1994.


Brenda Jean Dailey

11/02/1994-32699
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50

Inst # 1994-32699

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brenda Jean Dailey, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the within conveyance, that she executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 28th day of October, 1994.

Richard T. Davis

NOTARY PUBLIC
My Commission Expires: 2-4-95

Inst # 1994-32699

11/02/1994-32699
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50