

SEND TAX NOTICE TO:

(Name) ARPAN K. LIMDI

(Address) 845 VALLEY VIEW ROAD  
BIRMINGHAM, AL 35124

This instrument was prepared by:  
Howard A. Ross, P.C., 21 East 40th St., New York, NY 10016

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

AND NO/100

That in consideration of TWO HUNDRED EIGHT THOUSAND (\$208,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge, we

MARY S SPENCER AND ART SPENCER, HUSBAND AND WIFE,

(herein referred to as grantor(s) do grant, bargain, sell and convey unto

ARPAN K. LIMDI AND NITA A. LIMDI, as joint tenants with rights of survivorship

(herein referred to as GRANTEE, whether one or more, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE ATTACHED SCHEDULE

TO HAVE AND TO HOLD unto the said grantee, his, her, their or its heirs and assigns forever, as joint tenants with rights of survivorship.

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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 8 day of JANUARY, 1998

WITNESS:

[Signature] (Seal) Mary S. Spencer (Seal)  
MARY S SPENCER  
[Signature] (Seal) Art Spencer (Seal)  
ART SPENCER  
[Signature] (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, Mildred W. Vinson a Notary Public in and for said County, in said State, hereby certify that MARY S SPENCER AND ART SPENCER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed on the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of JANUARY, A.D. 1998

Mildred W. Vinson  
Notary Public

Inst # 1998-39648

10/09/1998-39643

11:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

NOTARY PUBLIC

EXHIBIT "A"

Lot 21, according to the Survey of Sector Two, Brookstone Subdivision, as recorded in Map Book 5, page 14 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 249 page 924 and amended by Deed Book 251 page 930 in Probate Office; (3) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 176, page 80 in Probate Office; (4) Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 250 page 212 in Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto, including rights set out in Real 43, page 410 in Probate Office.

Inst # 1998-39643

10/09/1998-39643  
11:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 219.00