

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

Send tax notice to:  
Shajan Peter Appukuttan-Sugandha  
2079 Arbor Hill Parkway  
Birmingham, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
:  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Scott Emerson Caldwell, and his wife Blair Leanne Caldwell**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Shajan Peter Appukuttan-Sugandha and Subha Susan Jacob**

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

**Lot 67, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.**

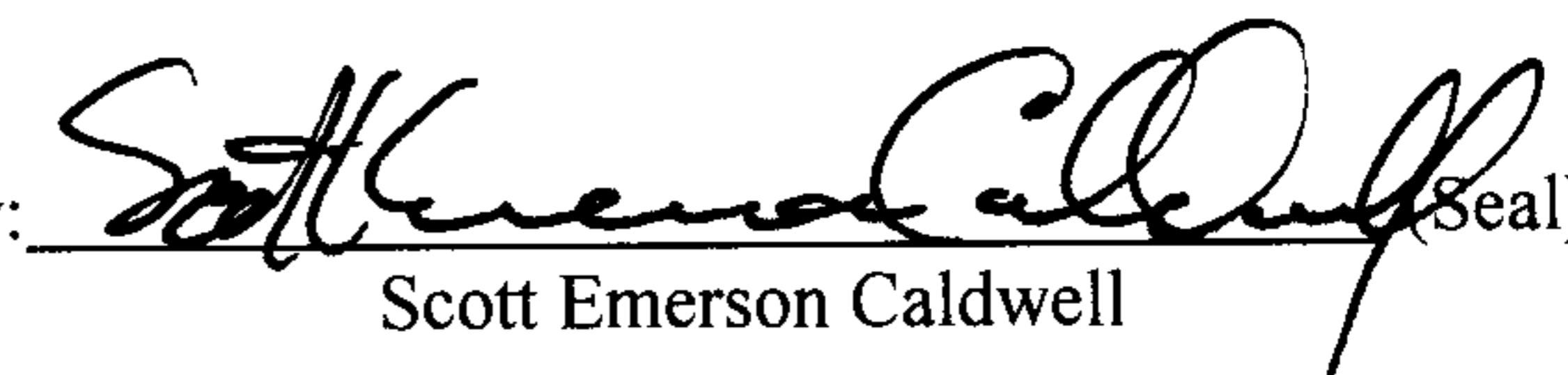
\$248,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2010 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her 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 our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 10th day of September, 2010.

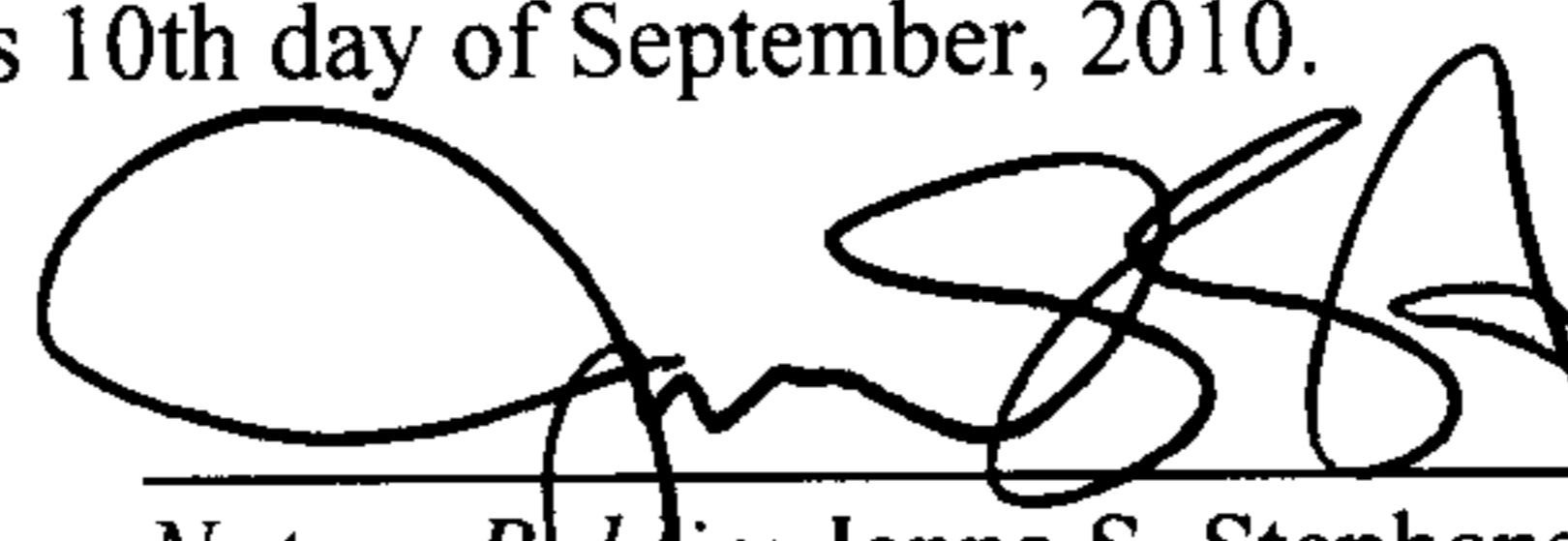
By:  (Seal)  
Scott Emerson Caldwell

By:  (Seal)  
Blair Leanne Caldwell

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Scott Emerson Caldwell and Blair Leanne Caldwell, 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 day the same bears date.

Given under my hand and official seal this 10th day of September, 2010.

  
Notary Public: Jenna S. Stephens  
My Commission Expires: 2-28-14  
