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Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Nine Thousand Two Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James R. Ausley and wife, Pamela R. Ausley

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

Krishan K. Khurana and wife, Pramila Khurana

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, in Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Mortgage Book 372, Page 384, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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Shelby Cnty Judge of Probate, AL
06/19/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

JUN 19 AM 9:54

JUDGE OF PROBATE

Deed 9.50
Rec. 1.50
Prod. 1.00

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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:

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.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 16th day of June, 1978

WITNESS:

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned hereby certify that James R. Ausley and wife, Pamela R. Ausley 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 16th day of June, A. D., 1978.

[Signature]
Notary Public