THIS INSTRUMENT PREPARED

NAME James J. Odom, Jr.
2154 Highland Avenue
ADDRESS Birmingham, Alabama 35205

WARRANTY DEED (Without Surviorship) /16 ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY } Know All Men By These Presents.

That in consideration Four Hundred, Twenty-five Thousand and No/100---------- DOLLARS
to the undersigned grantor Guy L. Burns and wife, Bernadine Burns, and Joe John Joseph and wife, Yvonne Dennis Joseph,
in hand paid by Dhirubhai M. Patel
the receipt whereof is acknowledged we the said Guy L. Burns and wife, Bernadine Burns, and Joe John Joseph and wife, Yvonne Dennis Joseph,
do grant, bargain, sell and convey unto the said Dhirubhai M. Patel
the following described real estate, situated in Shelby County, Alabama,
to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record in Deed Book 174, Page 32; Deed Book 186, Page 345, and in Deed Book 198, Page 450; (3) Transmission line permits in favor of Alabama Power Co. recorded in Deed Book 187, Page 53; in Deed Book 103, Page 55; in Deed Book 236, Page 164, and in Deed Book 248, Page 379; (4) Permit granted to American Telephone & Telegraph Company recorded in Deed Book 167, Page 188; (5) Title to minerals underlying caption lands with mining rights and privileges belonging thereto; (6) Right of way of 4-lane Birmingham-Montgomery Highway as shown by condemnation proceedings recorded in Final Record 16, on Page 65, in said Probate Office.

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$350,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19790604000068390 1/2 $.00
Shelby Cnty Judge of Probate,AL
06/04/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~I~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators convenant 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~~s~~ and seal~~s~~, this 18th day of May, 19 79.

WITNESS:

Guy L. Burns
Guy L. Burns
Bernadine Burns
Bernadine Burns
Joe John Joseph
Joe John Joseph
Yvonne Dennis Joseph
Yvonne Dennis Joseph

State of ALABAMA
JEFFERSON COUNTY } General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns and wife, Bernadine Burns, and Joe John Joseph and wife, Yvonne Dennis Joseph, whose name~~s~~ are signed to the foregoing conveyance, and who are know 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 18th day of May A. D., 19 79.

LORNE S. CARTELL NOTARY PUBLIC

Lorne S. Cartell
Notary Public

Form 3013 ([redacted]6)

ODOM MAY AND DeBUYS
P. O. BOX 3403-A
BIRMINGHAM, AL. 35205

EXHIBIT "A"

PARCEL ONE: Lot 13 in Block 1, according to Map of George's Subdivision, Keystone, Alabama, recorded in Map Book 3, Page 63, in Probate Office of Shelby County, Alabama. Excepting right of way of Birmingham-Montgomery 4 Lane Highway. Minerals and mining rights excepted.

PARCEL TWO: A part of the SW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the intersection of the East right of way line of U. S. Highway #31 and the North line of Lot 13, Block 1 George's Subdivision of Keystone, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 63, run in a Northerly direction along said East right of way line for a distance of 30 feet to a point of beginning; thence continue along the last mentioned course for a distance of 60 feet; thence turn an angle to the right of 90° and run in an Easterly direction for a distance of 227.63 feet; thence turn an angle to the right of 165° 14' and run in a Westerly direction for a distance of 235.40 feet, more or less, to point of beginning.

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JUN 4 P 12

JUDGE OF PROBATE

Deed Tax 75.00
Rec. 4.00
1.00
80.00

19790604000068390 2/2 $.00
Shelby Cnty Judge of Probate,AL
06/04/1979 12:00:00AM FILED/CERT