

NAME ALFRED BAHAKEL, ATTORNEY
 ADDRESS LEGAL ARTS BUILDING
2131 12th Avenue North
Birmingham, Alabama 35234

CORPORATION WARRANTY DEED
 JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

TWO HUNDRED NINETEEN THOUSAND DOLLARS (\$219,000.00)

to the undersigned grantor, MARTHA ANN MOTEL CORPORATION
 a corporation, in hand paid by VINODERAI J. PATEL AND KALA V. PATEL
 the receipt whereof is acknowledged, the said MARTHA ANN MOTEL CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said

Vinoderai J. Patel and Kala V. Patel

as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby

County, Alabama, to-wit:

Commence at the northwest corner of the NW 1/4 of Section 33, Township 19 South, Range 2 East;
 thence run south 65 degrees 29 minutes east a distance of 184.86 feet; thence south 1 degree
 06 minutes west a distance of 210.00 feet; thence run south 88 degrees 54 minutes East a
 distance of 420.00 feet; thence run South 52 degrees 17 minutes East a distance of 218.30 feet;
 thence run North 87 degrees 52 minutes East a distance of 1101.22 feet to the point of beg-
 inning; thence continue north 87 degrees 52 minutes east a distance of 150.00 feet to the
 west right of way line of U. S. Highway 280; thence run South 55 degrees 22 minutes 30
 seconds East along said right of way line a distance of 330.05 feet; thence run South 40
 degrees 49 minutes 30 seconds west a distance of 202.20 feet; thence run South 58 degrees
 46 minutes 30 seconds west a distance of 163.25 feet; thence run North 64 degrees 13 minutes
 30 seconds west a distance of 150.02 feet; thence run North 2 degrees 21 minutes 30 seconds
 west a distance of 354.66 feet to the point of beginning; situated in the NE 1/4 of the
 NE 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

This conveyance is made subject to an outstanding first mortgage on the subject premises
 which Grantees stipulate and agree may be paid by Grantor in monthly installments as called
 for in said mortgage.

THIS PROPERTY IS SOLD AS IS.

TO HAVE AND TO HOLD Unto the said Vinoderai J. Patel and Kala V. Patel

as joint tenants, with 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 shall pass to
 the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
 shall take as tenants in common.

And said Martha Ann Motel Corporation

does for itself, its successors

and assigns, covenant with said Vinoderai J. Patel and Kala V. Patel

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
 that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
 shall, warrant and defend the same to the said

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Martha Ann Motel Corporation

signature by Percy C. Fowler, Jr.

has hereunto set its

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 14th day of June, 1984.

ATTEST:

MARTHA ANN MOTEL CORPORATION

By Percy C. Fowler, Jr.
Vice President

Secretary.

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Martha Ann Motel Corporation

TO

Vinodrai J. Patel and Kala V.
Patel

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____, 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON COUNTY;

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that _____ Percy C. Fowler, Jr.,
whose name as _____ President of the Martha Ann Motel Corporation
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of June, 1984.

Alfred S. Alford
Notary Public
ALFRED S. ALFORD
NOTARY PUBLIC
JEFFERSON COUNTY, ALA.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See mb 481-517
1984 JUN 29 PM 3:24
Thomas C. Johnson, Jr.
JUDGE OF PROBATE

Deed tax - 44.00
Rec. - 3.00
Ind. - 1.00
48.00