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THIS INSTRUMENT PREPARED

NAME John H. LairADDRESS 1801 9th Ave. South, Suite 104, Birmingham, Alabama 35205. Tel: (205) 933-5247

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

(14,000.00)

DOLLARS

That in consideration OF One and No One Hundreds (\$1.00)
and other good and valuable consideration
to the undersigned grantors Hemant Modi and Kinnari H. Modi

in hand paid by Dorer Construction Co., Inc., a corporation

the receipt whereof is acknowledged we

the said Hemant Modi and Kinnari H. Modi

do grant, bargain, sell and convey unto the said Dorer Construction Co., Inc., a corporation

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

Lot 10, Block 2, according to Walington Developers, Inc. addition to Southwinds Subdivision, First Sector, as recorded in Map Book 8, Page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to taxes for 1987. Subject to restrictions, easements, building lines and agreement with Alabama Power Company of record. To that certain mortgage from Hemant Modi and wife, Kinnari H. Modi to Walington Developers, Inc. recorded in Mortgage Book 134, Page 570 in the Probate Office of Shelby County, Alabama, which said mortgage grantee does assume and agree to pay under the terms of same.

The entire purchase price of \$14,000.00 was paid by a mortgage closed simultaneously herewith.

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BOOK

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

1987 SEP -2 AM 9:58

1. Deed Tax \$ —

2. Mtg. Tax —

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

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 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 S, this 10th day of JULY, 1987.

WITNESS:

Hemant Modi
Kinnari H. Modi

State of Alabama

Shelby

COUNTY

General Acknowledgement

I, John H. LAIR
hereby certify that Hemant Modi and Kinnari H. Modi
whose names are signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

, a Notary Public in and for said County, in said State,
are they know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 10th day of

July A.D., 1987
John H. Lair
Comm. Exp. 5-22-91

Notary Public