

SEND TAX NOTICE TO:

(Name) Sham S. Kakar
5155 Colonial Park Road
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$123,500.00) One Hundred Twenty-Three Thousand, Five Hundred -- DOLLARS

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

Russell B. Goodman and wife, Sarah A. Goodman

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

Sham S. Kakar and wife, Renu Kakar

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 18, according to the survey of MEADOW BROOK, 6TH SECTOR, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Minerals and mining rights excepted.
 Subject to taxes for 1991 and subsequent years, easements, restrictions, rights of way and permits of record.

\$98,800.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

BOOK 351 PAGE 39

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

91 JUL -2 AM 9:38

JUDGE OF PROBATE

1. Deed Fee	25.00
2. Notary Fee	2.50
3. Recording Fee	3.00
4. Transfer Tax	1.00
5. Miscellaneous	0.00
Total	31.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, unless otherwise noted above; 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 28th

day of June, 19 91.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Russell B. Goodman (Seal)
Sarah A. Goodman (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Russell B. Goodman and wife, Sarah A. Goodman 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 28th day of June, A. D., 19 91

Mike A