

SEND TAX NOTICE TO:

Thakorbhai Darji  
5210 Post House Lane  
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209  
(205) 879-5959

State of Alabama  
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration  
One Hundred Eleven Thousand and 00/100\*\*\*\*\*  
(\$111,000.00) to the undersigned Grantor or Grantors in hand  
paid by the Grantees herein, the receipt of which is hereby  
acknowledged, we, KEITH W. SPIERS and wife, ELIZABETH M. SPIERS,  
(herein referred to as Grantors) do grant, bargain, sell and convey  
unto

THAKORBHAI DARJI AND WIFE, PRABHAVATI DARJI  
(herein referred to as Grantees) as joint tenants, with right of  
survivorship, the following described real estate, situated in the  
State of Alabama, County of Shelby, to-wit:

LOT 54, ACCORDING TO THE SURVEY OF  
MEADOWBROOK, FOURTH SECTOR, AS RECORDED IN MAP  
BOOK 7, PAGE 67, IN THE OFFICE OF THE JUDGE OF  
PROBATE OF SHELBY COUNTY, ALABAMA.;

Subject to existing easements, restrictions, set back lines, rights  
of ways, limitations, if any, of record.

\$88,800.00\*\*\*\*\* of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

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 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 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 hands and seals,  
this 6<sup>th</sup> day of Apr., 1992.

Keith W Spiers (Seal)  
KEITH W. SPIERS

Elizabeth M Spiers (Seal)  
ELIZABETH M. SPIERS

04/29/1992-6401  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 31.50

Return To: CH  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEITH W. SPIERS and wife, ELIZABETH M. SPIERS, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6<sup>th</sup> day of April, 1992.

Colleen A. Peacos  
Notary Public

My commission expires: \_\_\_\_\_

COLLEEN A. PEACOS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 22, 1994

22.50  
2.50  
4.00  

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29.00

04/29/1992-6401  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 31.50  
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