

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 of 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 16th day of April, 1992.

Keith W. Spiers (Seal)
KEITH W. SPIERS

Elizabeth M. Spiers (Seal)
ELIZABETH M. SPIERS

04/29/1992-6401
0549 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NO. 31.50

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 6th 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

29.00

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

002 MCD 31.50