

THIS INSTRUMENT WAS PREPARED BY

SEND TAX NOTICE TO

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Dhirubhal M. Patel

✓ P.O. Box 279.
ALABASTER AL. 35007.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

RAKESH D. PATEL

That in consideration of One Hundred Sixty-Three Thousand Dollars (\$163,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rollin L. Johnson, Jr., a married man, James T. Johnson, a married man, Jean C. Pryor, a widow, Mary C. Martin, a widow, and Addie Smith, a widow, being all of the heirs at law of Mattie L. Johnson, deceased, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto, Dhirubhal M. Patel and wife, Vinaben D. Patel and Rakesh D. Patel, an unmarried man, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, any and all interest we may own in a parcel of land situated in Shelby County, Alabama, described as follows:

A parcel of land containing 2.0 acres, more or less, located in the SE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run Northerly along the Quarter line a distance of 506.79 feet to the point of beginning; thence continue Northerly along the same course a distance of 320.68 feet to the Southeasterly right-of-way of Alabama Highway No. 119; thence left 119 deg. 27 min. 22 sec., 81.68 feet along said Southeasterly right-of-way to the P.C. of a curve to the right with a central angle of 8 deg. 02 min. 10 sec. a radius of 1949.89 feet and a chord length of 273.26 feet; thence run along the arc of the said curve a distance of 273.48 feet; thence an interior angle to the right from said chord of 94 deg. 01 min. 05 sec. leaving said right-of-way Southeasterly a distance of 309.67 feet; thence left 100 deg. 00 min. 24 sec. 240.00 feet to the point of beginning.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 506; Deed 170, Page 258; Deed 112, Page 513 and Deed 138, Page 50, in Probate Office.

Subject to right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed 159, Page 482; Deed 154, Page 162 and Deed 16, Page 190 in Probate Office.

The above described property does not constitute the homestead of the grantors herein. The grantors herein own other property which does constitute homestead.

10/26/1993-33362
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 178.00

Inst # 1993-33362

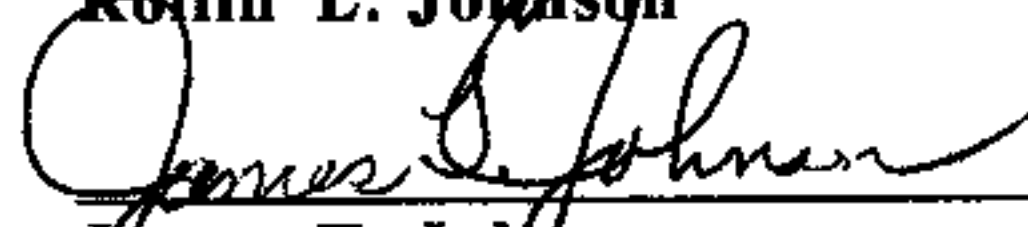
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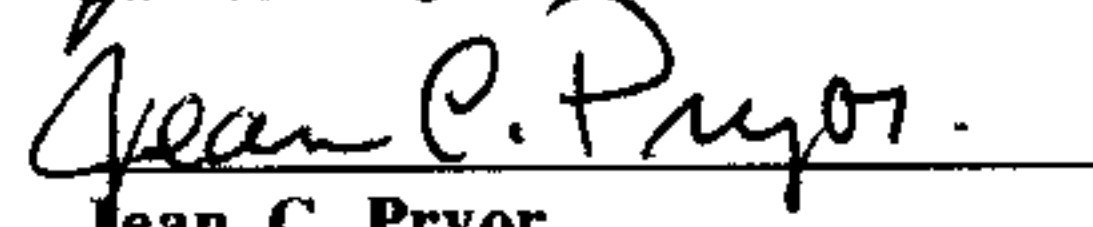
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either or any of them, then to the survivor or survivors of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 25th day of Oct., 1993.


Rollin L. Johnson


James T. Johnson


Jean C. Pryor


Mary C. Martin

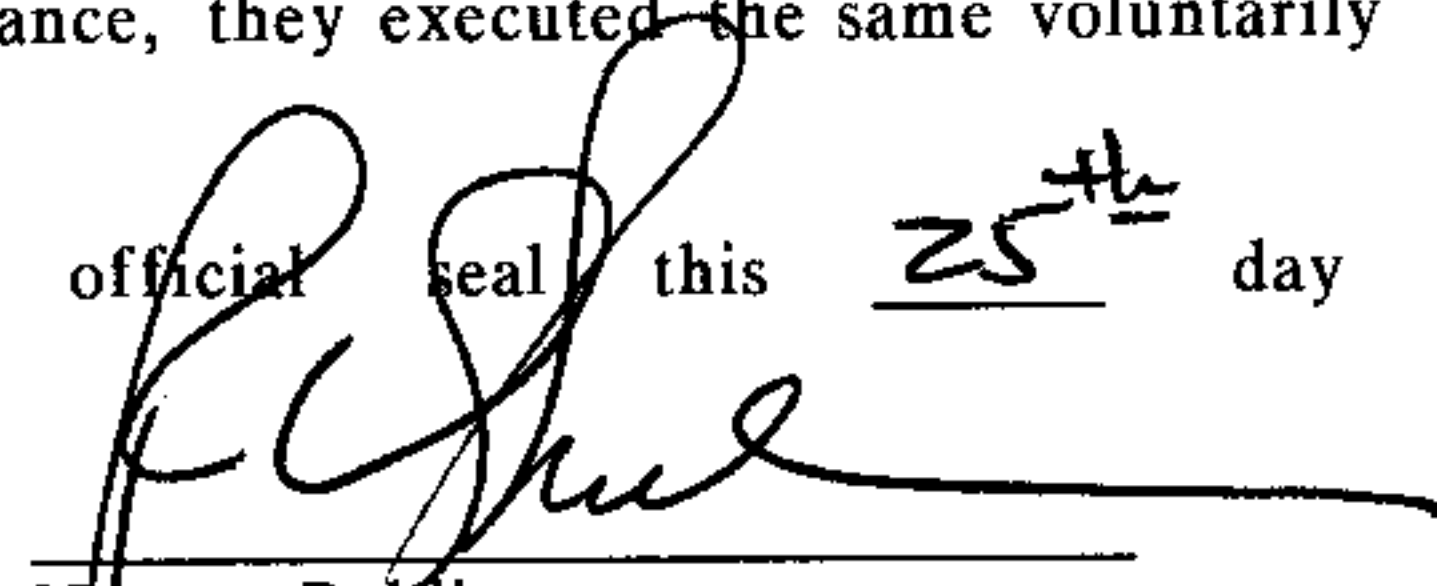

Addie Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rollin L. Johnson, Jr., a married man, James T. Johnson, a married man, Jean C. Pryor, a widow, Mary C. Martin, a widow, and Addie Smith, a widow, 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.

Oct. Given under my hand and official seal this 25th day of Oct., 1993.

6-20-93
My Commission Expires


Notary Public

john-r.ded\18

Inst # 1993-33362

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SHELBY COUNTY JUDGE OF PROBATE
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