

Value 2500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS that in consideration of **Ten & no/100 Dollars (\$10.00)** to the undersigned grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we **Mohan P. Tewari and Vimla M. Tewari** (herein referred to as "**GRANTORS**"), husband and wife, do grant, bargain, sell and convey unto **Mohan P. Tewari, Vimla M. Tewari and Ankush Tewari** (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 25, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Mortgage of even date herewith executed by Mohan P. Tewari and Vimla M. Tewari in favor of Highland Bank in the amount of \$10,000.00
2. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
3. Building setback line of 50 feet reserved from Chelsea Village Lane and Shelby County Road #39 as shown by plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 322, Page 747; Real 397, Page 898 and Map Book 13 Page 133 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126, Page 52 and Deed 226, Page 547 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 285, Page 898 in Probate Office.
7. Minerals and mining rights not owned by Grantor, and rights set out in Deed 19, Page 204 in Probate Office.

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 of the Grantees herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee or Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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SHELBY COUNTY JUDGE OF PROBATE
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1994-02675

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 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 24th day of January, 1994.

Mohan P. Tewari (SEAL)
MOHAN P. TEWARI

Vimla M. Tewari (SEAL)
VIMLA M. TEWARI

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MOHAN P. TEWARI** and **VIMLA M. TEWARI**, husband and wife, 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 24 day January,
A.D., 1994.

[Signature]
Notary Public

My Commission Expires: 2/2/96

RE-1479

THIS INSTRUMENT WAS PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
1 Independence Plaza
Suite 510
Birmingham, Alabama 35209
(205) 879-6660

SEND TAX NOTICE TO:

Mohan P. Tewari
2625 Stidman Circle
Columbus, MS 39701

Inst # 1994-02675

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