

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Daniel M. Spitler, Attorney
1840 Chandcroft Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Sixty-Three Thousand Dollars (\$163,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Dhirubhai M. Patel and wife, Vinaben D. Patel, and Rakesh D. Patel, a single man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Shiva Partners, an Alabama Partnership composed of Dhirubhai M. Patel, Vinaben D. Patel (Capital Partners) and Rakesh D. Patel (Profit Partner)**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 2.09 acres, more or less, located in the South half 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 right 58 deg. 32 min. 24 sec. a distance of 92.75 feet; thence left 88 deg. 01 min. 46 sec. a distance of 276.03 feet to the Southeasterly right-of-way of Alabama highway No. 119; thence left 90 deg. 00 min. 16.68 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 273.48 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 existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein were furnished to preparer by the grantors herein without the benefit of title search.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of September, 1994


Dhirubhai M. Patel

09/02/1994-27159
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 175.00

Inst # 1994-27159

Vinaben D. Patel
Vinaben D. Patel

Rakesh D. Patel
Rakesh D. Patel

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Dhirubhai M. Patel and wife, Vinaben D. Patel, and Rakesh D. Patel, a single man**, 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 12th day of September 1994.

1/2/1998
My Commission Expires

[Signature]
Notary Public

C:\WPDOCS\SPITLER\PATEL-2.DED

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