

SEND TAX NOTICE TO:
BHARAT K. PATEL & SHEILA B. PATEL
145 Long Feather Lane
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Three Thousand Eight Hundred Forty-Three and no/100---

to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

BHARAT K. PATEL and wife, SHEILA B. PATEL
(herein referred to as GRANTEEES) 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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 39, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 131,050.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-28782

09/21/1994-28782
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.50

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, JOE ROSE who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of September 1994

ATTEST:

Secretary

By Joe Rose Pres.
JOE ROSE President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, the undersigned authority State, hereby certify that JOE ROSE whose name as the President of JOE ROSE HOMEBUILDERS, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13th day of September

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8-29-98

Joe Rose
Notary Public