

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Frank K. Bynum  
#17 Office Park Circle  
Birmingham, AL 35223

Scott M. Lukich  
1050 Indian Crest Drive  
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED & NO/100 (\$247,500.00) to the undersigned grantor Anand Chitlangia, an unmarried man in hand paid by Scott M. Lukich and Kimberly F. Lukich, the receipt whereof is acknowledged, I, Anand Chitlangia, an unmarried man (herein referred to as Grantor) grant, bargain, sell and convey unto Scott M. Lukich and Kimberly F. Lukich (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Inst # 1995-16800

Lot 2, according to the Survey of First Sector, Skyline Estates, as recorded in Map Book 9, Page 71, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$222,750.00 of the above recited purchase price 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 party 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and by 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, I have hereunto set my hand and seal, this 22nd day of June, 1995.

Inst # 1995-16800

*Anand Chitlangia*

Anand Chitlangia

06/27/1995-16800  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 33.50

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Anand Chitlangia, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 1995.

*Frank K. Bynum*

Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996