

SEND TAX NOTICE TO:

Mr. & Mrs. Jayprakash D. Patel  
1816-C Woodbrook Circle  
Alabaster, AL 35007

Inst # 1996-16197

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
3000 Riverchase Galleria, Suite 490  
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-FIVE THOUSAND, FOUR HUNDRED, THIRTY-TWO AND NO/100...(\$55,432.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **STEPHEN M. JOSEPH and PATRICIA S. JOSEPH, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JAYPRAKASH D. PATEL and EILLA J. PATEL (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 173, according to the Map and Survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14, Page 73 A, B & C, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Property taxes for 1996 and subsequent years, not yet due and payable.
2. 70 foot building restriction line from Weatherly Way as shown or recorded map.
3. Restrictions appearing of record in Real Vol. 310, Page 486 & refiled in Real Vol. 328, Page 985.
4. Restrictions as shown on recorded map.


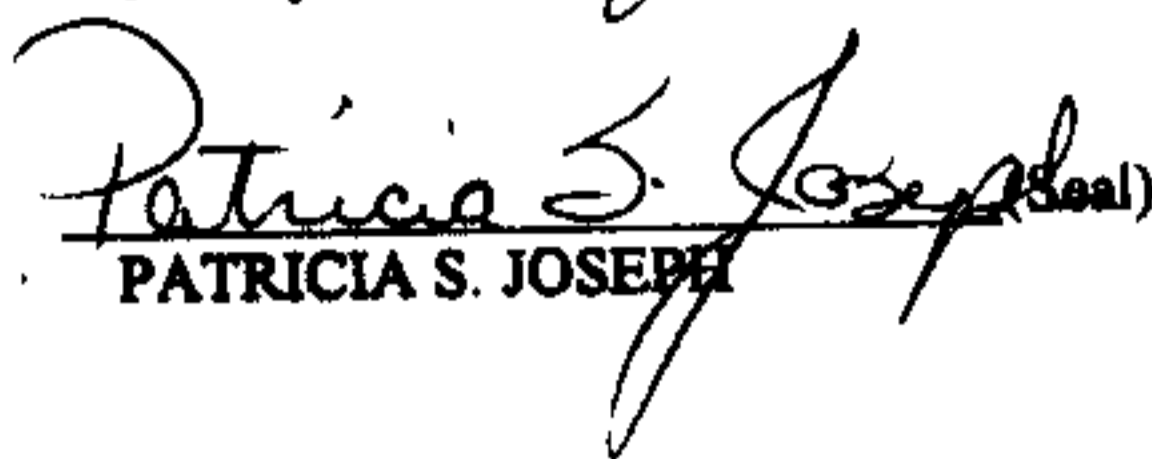
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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 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.

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05/20/1996-16197  
08:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 66.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of May, 1996.

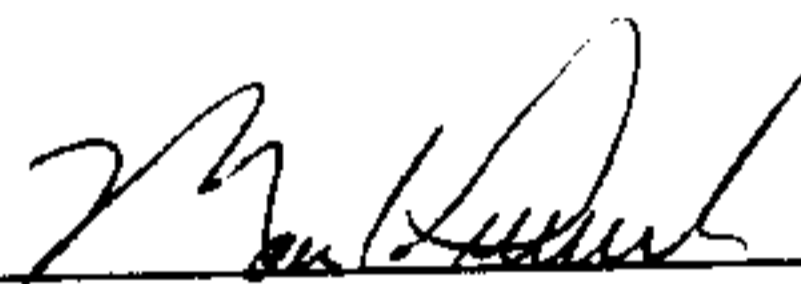
 (Seal)  
STEPHEN M. JOSEPH  
 (Seal)  
PATRICIA S. JOSEPH

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN M. JOSEPH and PATRICIA S. JOSEPH, 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 15th day of May, 1996.

  
Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES 05/15/99.  
BONDED THRU NOTARY PUBLIC CREDITORS.

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