

SEND TAX NOTICE TO:  
Ragini B. Mehta  
Balkrishna C. Mehta  
1233 Lake Point Vista  
Hoover, AL 35244

This Instrument Prepared By:

Harold H. Goings  
Spain & Gillon  
2117 Second Avenue North  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Seven Thousand and 00/100 Dollars (\$307,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Joseph G. Campanotta and wife, Linda Campanotta** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Ragini B. Mehta and Balkrishna C. Mehta** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2043, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 1996 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

All of the consideration was paid from the proceeds of mortgage loans closed simultaneously herewith **Inst # 1996-18962**

06/11/1996-18962  
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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

Inst # 1996-18962

TO HAVE AND TO HOLD, to 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 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 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 I will and 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, we have hereunto set my hand and seal this the 5th day of June, 1996.

  
Joseph G. Campanotta

  
Linda Campanotta

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph G. Campanotta and wife, Linda

CAMpanotta, 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 5th day of June, 1996.

  
Notary Public

My Commission Expires: 8/19/99

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