

WARRANTY DEED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Jill C. Arora  
3669 Shandwick Place  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one hundred dollars and other good and valuable considerations (\$100.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Vikram J. Arora and wife, Jill C. Arora**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jill C. Arora** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 68, according to the Survey of 1st Sector, Phase II, Greystone, as recorded in Map Book 15, Page 58, in the Probate Office of Shelby County, Alabama.

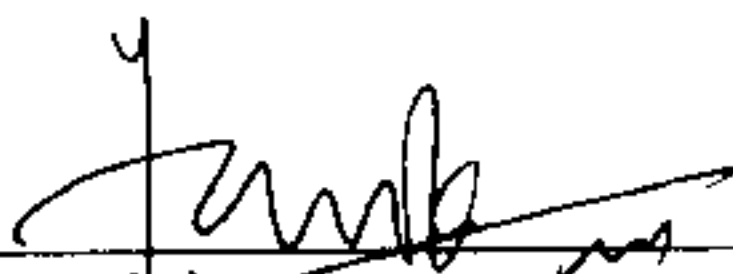
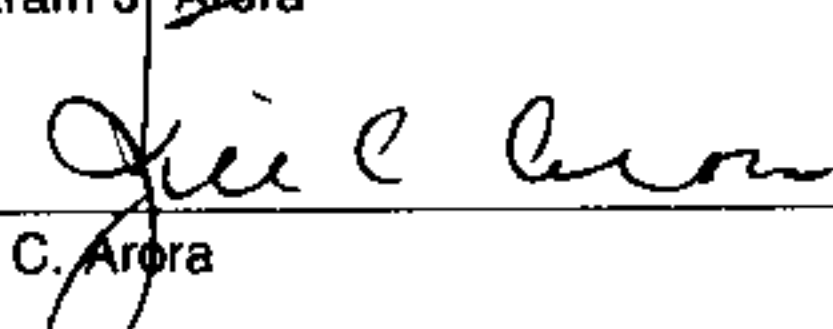
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Subject to that certain mortgage recorded in Instrument #1996-13505.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

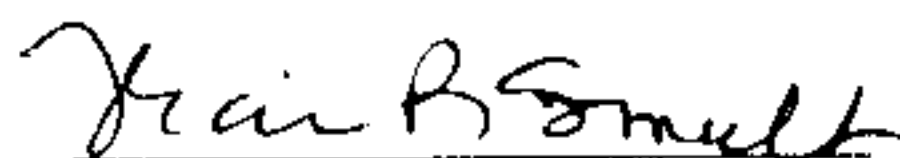
IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 30<sup>th</sup> day of August, 1996.

  
Vikram J. Arora  
  
Jill C. Arora

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Vikram J. Arora and wife, Jill C. Arora**, 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 the 30<sup>th</sup> day of August, 1996.

  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 12, 2000

Inst # 1996-36425

11/01/1996-36425  
11:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

Inst # 1996-36425