

This instrument was prepared by:
Mary Lynn Campisi
3008 Pump House Road
Birmingham, AL 35242

Send Tax Notice To:
THE HINDU TEMPLE AND CULTURAL CENTER
OF BIRMINGHAM
3469 TANGLECREEK ESTATE DRIVE
BIRMINGHAM, ALABAMA 35243

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of TEN AND NO/100-----(\$10.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability Company** (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **THE HINDU TEMPLE OF BIRMINGHAM, an Alabama Non-Profit Corporation**, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL I:

Part of the NW ¼ of the NW ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said Section 1, run in an Easterly direction along the North line of said Section 1 for a distance of 688.87 feet; thence turn an angle to the right of 115 degrees 03 minutes 27 seconds and run in a Southwesterly direction for a distance of 409.20 feet to an existing iron pin being on the South right-of-way line of North Chandalar Drive and being the point of beginning; thence continue in a Southwesterly direction along last mentioned course for a distance of 288.02 feet to an existing iron pin; thence turn an angle to the right of 32 degrees 33 minutes 14 seconds and run in a Southwesterly direction for a distance of 31.29 feet to an existing iron pin being on the Northeast right-of-way line of an existing Alabama Power Company right-of-way; thence turn an angle to the left of 113 degrees 56 minutes 24 seconds and run in a Southeasterly direction along said Northeast right-of-way line of the existing Alabama Power Company right-of-way for a distance of 390.47 feet to an existing iron pin; thence turn an angle to the left of 81 degrees 16 minutes 52 seconds and run in a Northeasterly direction for a distance of 10.10 feet to an existing iron pin being the Southwest corner of Lot 23 Wildewood Village- First Addition- Second Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, page 78; thence turn an angle to the left of 36 degrees 26 minutes 01 second and run in a Northerly direction for a distance of 183.92 feet to an existing iron pin being on the Westerly line of Lot 19 of said Wildewood Village- First Addition- Second Sector; thence turn an angle to the right of 38 degrees 39 minutes 05 seconds and run in a Northeasterly direction for a distance of 543.83 feet, more or less, to an existing iron pin being on the South right-of-way line of North Chandalar Drive; thence turn an angle to the left and run in a Westerly direction along the South line of North Chandalar Drive for a distance of 48.15 feet to an existing iron pin being on the South right-of-way line of said North Chandalar Drive and being the end of a curve and the beginning of a tangent portion of right-of-way; thence run in a Southwesterly direction along said tangent portion of the South right-of-way line of North Chandalar Drive for a distance of 152.0 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a Northerly direction and having a central angle of 17 degrees 45 minutes run in a Southwesterly direction along said South right-of-way line of North Chandalar Drive for a distance of 207.69 feet to the point of ending of said curve; thence run in a Westerly direction along said South right-of-way line of North Chandalar Drive for a distance of 187.52 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Part of the NW ¼ of NW ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said Section 1, run in an Easterly direction along the North line of said Section 1 for a distance of 688.87 feet; thence turn an angle to the right of 115 degrees 03 minutes 27 seconds and run in a Southwesterly direction for a distance of 409.20 feet to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 288.02 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 04 minutes 31 seconds and run in a Northwesterly direction for a distance of 390.69 feet to an existing iron pin, being on the Southeast right of way line of State Highway #261; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right of way line of State Highway #261 for a distance of 92.27 feet to an existing tack; thence from last mentioned 92.27 foot line, turn

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an angle to the right of 91 degrees 19 minutes 14 seconds and run in a Southeasterly direction for a distance of 37.01 feet to an existing iron pin; thence turn an angle to the left of 04 degrees 19 minutes 48 seconds and run in a Southeasterly direction for a distance of 148.04 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 49 minutes and run in a Northeasterly direction for a distance of 124.42 feet to an existing iron pin, being on the Southwest right of way line of North Chandalar Drive; thence turn an angle to the right and run in a Southeasterly direction along the arc of the Southwest right of way line for a distance of 174.92 feet to the point of beginning, being situated in Shelby County, Alabama.

The above property is conveyed subject to:

1. Ad Valorem taxes for the year 1997 and subsequent years, not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 315, page 207; Deed 306, page 390 and Deed 179, page 305, in the Probate Office of Shelby County, Alabama.
3. Agreement between U. S. Pipe & Foundry and Alabama Power Company recorded in Deed 264, page 28, in said Probate Office.
4. Encroachment of deck (from Lot 10 of the amended map of Wildwood Village as recorded in Map Book 8, page 63) along the Easterly property line as shown on Survey by Lawrence D. Weygand dated Mach 22, 1993.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Temple Development, L.L.C. by its Managers and Members, Yoginder N Vaid; A. Mahinder Reddy; Kirit Patel; Santosh K. Khare; Adishesha Reddy; Vasu Goli; BS Chandra-Sekar; Rashmi Rustagi; Madhu Shah and Damodar Reddy, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 30th of December, 1996.

THE TEMPLE DEVELOPMENT, L.L.C.,
an Alabama Limited Liability Corporation

By: Yoginder N. Vaid
Yoginder N. Vaid
Manager and Member

By: Kirit Patel
Kirit Patel
Manager and Member

By: Adishesha Reddy
Adishesha Reddy
Manager and Member

By: BS Chandra-Sekar
BS Chandra-Sekar
Manager and Member

By: A. Mahinder Reddy
A. Mahinder Reddy
Manager and Member

By: Santosh K. Khare
Santosh K. Khare
Manager and Member

By: SEE ATTACHED FOR SIGNATURE
Vasu Goli
Manager and Member

an angle to the right of 91 degrees 19 minutes 14 seconds and run in a Southeasterly direction for a distance of 37.01 feet to an existing iron pin; thence turn an angle to the left of 04 degrees 19 minutes 48 seconds and run in a Southeasterly direction for a distance of 148.04 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 49 minutes and run in a Northeasterly direction for a distance of 124.42 feet to an existing iron pin, being on the Southwest right of way line of North Chandalar Drive; thence turn an angle to the right and run in a Southeasterly direction along the arc of the Southwest right of way line for a distance of 174.92 feet to the point of beginning; being situated in Shelby County, Alabama.

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3. Agreement between U. S. Pipe & Foundry and Alabama Power Company recorded in Deed 264, page 28, in said Probate Office.
4. Encroachment of deck (from Lot 10 of the amended map of Wildwood Village as recorded in Map Book 8, page 63) along the Easterly property line as shown on Survey by Lawrence D. Weygand dated Mach 22, 1993.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said GRANTEE, its heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Temple Development, L.L.C. by its Managers and Members, Yoginder N. Vaid; A. Mahinder Reddy, Kirit Patel; Santosh K. Khare; Adishesha Reddy; Vasu Goli; BS Chandra-Sekar; Rashmi Rustagi; Madhu Shah and Damodar Reddy, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 30th of December, 1996.

THE TEMPLE DEVELOPMENT, L.L.C.,
an Alabama Limited Liability Corporation

By: Yoginder N. Vaid
Yoginder N. Vaid
Manager and Member

By: Kirit Patel
Kirit Patel
Manager and Member

By: Adishesha Reddy
Adishesha Reddy
Manager and Member

By: BS Chandra-Sekar
BS Chandra-Sekar
Manager and Member

By: Madhu Shah
Madhu Shah
Manager and Member

By: A. Mahinder Reddy
A. Mahinder Reddy
Manager and Member

By: Santosh K. Khare
Santosh K. Khare
Manager and Member

By: Vasu Goli
Vasu Goli
Manager and Member

By: Rashmi Rustagi
Rashmi Rustagi
Manager and Member

By: Damodar Reddy
Damodar Reddy
Manager and Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yoginder N. Vaid whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1996.

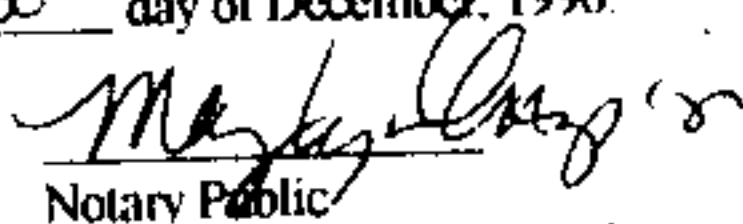

Notary Public

My Commission Expires: 6-16-99

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Mahinder Reddy whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1996.

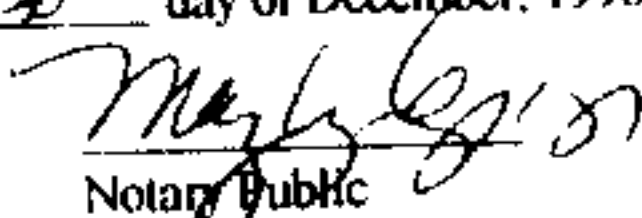

Notary Public

My Commission Expires: 6-16-99

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kirit Patel whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1996.

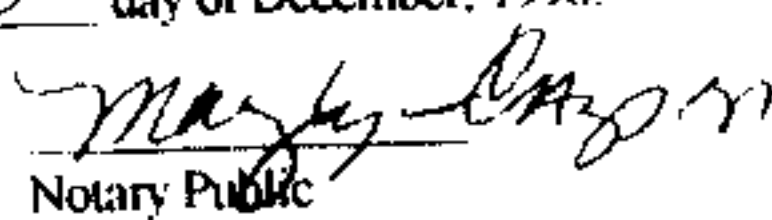

Notary Public

My Commission Expires: 6-16-99

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Santosh K. Khare whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1996.

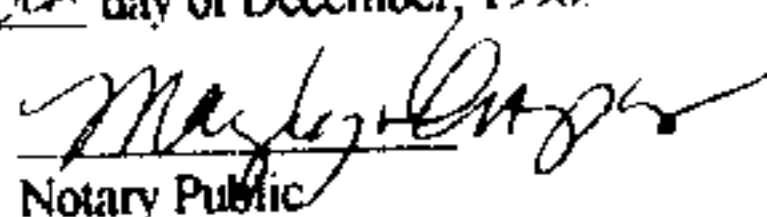

Notary Public

My Commission Expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adishesha Reddy whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 1996.

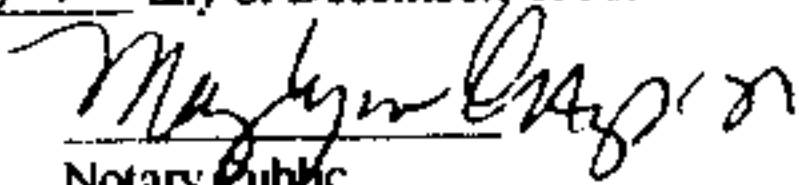

Notary Public

My Commission Expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vasu Goli whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of December, 1996.


Notary Public
My Commission Expires: 6-16-99

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BS Chandra-Sekar whose name as Manager and Member of THE TEMPLE DEVELOPMENT, L.L.C., an Alabama Limited Liability 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/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of December, 1996.


Notary Public
My Commission Expires: 6-16-99

Inst # 1997-00247

01/03/1997-00247
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 REC 162.00