

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Sunil V. Sane

(Address) 6753 Remington Circle

Home, AL 35124

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27- Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Sixty Nine Thousand and 00/100--(\$169,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gordon Saunders, a married man and H. Brown Saunders, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Sunril V. Sane and Snehal S. Sane

(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 26, according to the Sruvey of Quial Run, Phase 3, as recorded in Map Book 7, Page 159, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$126,750.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of the undersigned grantors.

\$ 25,350.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

02/05/1997-03763
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOT REEL 25.50

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 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of January, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Gordon Saunders (Seal)
Gordon Saunders

X H. Brown Saunders (Seal)
H. Brown Saunders

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon Saunders, a married man and H. Brown Saunders, a married man whose name s 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 31st day of January, A.D., 19 97

Notary Public

Inst # 1997-03763