

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

THOMAS A. PRICE, III
3371 N BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$123,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MAHANDRA G. PATEL and NITA M. PATEL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS A. PRICE, III, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 47, ACCORDING TO THE SURVEY OF BROKEN BOW, 1ST ADDITION, 1ST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Restrictions appearing of record Misc. Volume 51, Page 149.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 81, Page 171.
4. 35 foot building restriction line from North Broken Bow Drive as shown on recorded map.
5. Easement over the West 10 feet and South 7.5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.

\$111,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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

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and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MAHANDRA G. PATEL and NITA M. PATEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23 day of May, 1997.

Maandra G. Patel
MAHANDRA G. PATEL

Nita M. Patel
NITA M. PATEL

STATE OF New York
COUNTY OF Orange

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MAHANDRA G. PATEL AND NITA M. PATEL whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23 day of MAY, 1997.

Gail P. Stevens
Notary Public

My commission expires: 3-10-99

GAIL P. STEVENS
Notary Public, State of New York
Qualified in Orange County
No. 01ST5073982
Commission Expires March 10, 1999

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