

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
MAURICE M. HEROD  
5568 Heath Row Drive  
Birmingham, AL 35242

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$154,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we BALAJI VENKATARAMAN and wife, ISHWARI VENKATARAMAN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto MAURICE M. HEROD AND JULIE R. HEROD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 92, according to the map and survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to: 1998 1998  
Ad valorem taxes for ~~1997~~ and subsequent years not yet due and payable until October 1, ~~1997~~ Existing covenants and restrictions, easements, building lines, and limitations of record.

\$146,750.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 11 day of November, 1997.

Balaji Venkataraman  
BALAJI VENKATARAMAN

Ishwari  
ISHWARI VENKATARAMAN

Inst # 1998-04078

02/06/1998-04078  
09:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 19.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1998-04078

STATE OF Alabama  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BALAJI VENKATARAMAN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of November, 1997.

Muri R. Smith

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 12, 2000

AFFIX SEAL

STATE OF Alabama  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ISHWARI VENKATARAMAN, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October, 1997.

Muri R. Smith

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 12, 2000

AFFIX SEAL

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