

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Syed Q. Hussaini, a married person**, hereinafter called the Grantor, joined in by his spouse, Robin L. Hussaini, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable considerations to said Grantor in hand paid by **Syed Q. Hussaini and Robin L. Hussaini**, hereinafter called the Grantees, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as tenants in common, for the period or term they both survive, and to the survivor of them at the death of the other, and unto the heirs and assigns of said survivor, forever, all that real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

Lot 21, in Block 4, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama;

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; **TO HAVE AND TO HOLD** the same unto the said Grantees, as tenants in common, for the period or term they both survive, and to the survivor of them at the death of the other, and unto the heirs and assigns of said survivor, forever.

This conveyance is made subject to the following:

1. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor(s).
2. Restrictions appearing of record in Misc. Volume 28, Page 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
3. Right of Way in favor of Alabama Power company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 317, Page 272.
4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, Page 887 and Deed Book 293, Page 334.
5. Easement and building line as shown on recorded map.
6. Easements, reservations, restrictions, rights-of-way and setback lines as reserved and shown on record map of subdivision.

All recording references herein are to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantees herein, and except as herein otherwise provided, said Grantor does for himself/herself and for his/her heirs, executors and administrators, hereby covenant with the Grantees herein, their heirs and assigns, that he/she is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that he/she will forever **WARRANT AND DEFEND** the title thereto, and the peaceable possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Inst # 1998-05222

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10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

1998-05222

IN WITNESS WHEREOF, the said Grantor have hereunto set his/her hands and seals on this the 29th day of December, 1997.

Syed Q. Hussaini (SEAL)
Syed Q. Hussaini

Robin L. Hussaini (SEAL)
Robin L. Hussaini

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Syed Q. Hussaini and Robin L. Hussaini, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 1997.

Catherine Collins Leonard
NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires Sept. 22, 2001.
EXPIRES: 09/22/2001

(NOTARIAL SEAL)

Grantees' Address:

This instrument prepared by:

J. David Brady, Jr. JD
HAMILTON, BUTLER, RIDDICK,
TARLTON & SULLIVAN, P.C.
Attorneys at Law
One Maison, Suite 303
3800 Airport Boulevard
Mobile, Alabama 36608
(334)344-0880
52739

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