

SEND TAX NOTICE TO:

Indra Soni
1691 Southpointe Drive
Hoover, AL 35244

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby, COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Four Thousand & 00/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged we, Ted Warren Jenkins and Sylvia Grace Jenkins, husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Indra Soni, Nayna I. Soni, Nehal Soni and Krishna Soni (herein referred to as GRANTEE(S)), their heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit: Lot 14, according to the Survey of Southpointe, Seventh Sector, as recorded in Map Book 15, page 54, in the Probate Office of Shelby County, Alabama. \$205,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as herein above provided, that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 31st day of October 1997.

Ted Warren Jenkins (L. S.)
Ted Warren Jenkins
Sylvia Grace Jenkins (L. S.)
Sylvia Grace Jenkins (L. S.)

THE STATE OF ALABAMA,
Shelby, COUNTY.

I, Carol Hodges Hazel, a Notary Public in and for said State of Alabama, hereby certify that Ted Warren Jenkins and Sylvia Grace Jenkins, husband and wife 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 October, 1997.

Carol Hodges Hazel
Notary Public

FOR RECORDING ONLY

Inst # 1998-16571

05/06/1998-16571
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
COI HCD 79.00