

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MEGA BUILDERS, INC.
name

LOT 3112 RIVERCHASE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY ONE THOUSAND AND NO/100-----
-----DOLLARS (\$41,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, ANIL P. AGARWAL AND WIFE, NEELIMA AGARWAL

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MEGA BUILDERS, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 3112 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 31ST ADDITION AS
RECORDED IN MAP BOOK 18, PAGE 122 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

EASEMENTS AND BUILDING LINES AS SHOWN ON RECORD MAP.

MINERALS AND MINING RIGHTS INCIDENT THERETO AS RECORDED IN VOLUME 127, PAGE
140.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN INST# 1995/12817.

RESTRICTIONS IN INST 1996/25208.

RESTRICTIONS IN MISC 14, PAGE 536; MISC 17, PAGE 550 AND MISC 34, PAGE 549.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE.

Inst # 1998-45249
11/16/1998-45249
07:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL CRH 9.50

TO HAVE AND HOLD to the said grantee, 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, 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 11th
day of November, 19 98

(Seal)

(Seal)

(Seal)

ANIL P. AGARWAL (Seal)
NEELIMA AGARWAL (Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
ANIL P. AGARWAL AND WIFE, NEELIMA AGARWAL
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 hands and official seal this 11th day of November, A.D., 19 98

GENE W. GRAY, JR. Notary Public