

Send Tax Notice to:
Chander Arora
3850 Highway 25
Montevallo, Al 35115

Instrument Prepared By:
John G. Lowther, P. C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Charlene H. Durham, a married woman, being one and the same person as Charlene H. Scott, grantee in that certain deed recorded at Real Volume 116, page 788, in the Office of the Judge of Probate of Shelby County, Alabama, hereinafter called "Grantor", and Chander Arora, hereinafter called "Grantee".

The Grantor, for and in consideration of One Hundred Thousand and No/100 (\$100,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

Lot 2, according to the Survey of Givhan's Subdivision, as recorded in Map Book 3, page 130, in the Probate Office of Shelby County, Alabama.

The entire purchase price is from the proceeds of a mortgage recorded herewith.

The property herein conveyed is not and never has been the homestead of Grantor or her spouse.

Subject to:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple absolute forever.

Grantor covenants with the said Grantee, his successors, heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantee, his successors, heirs and assigns forever, against the lawful claims of all persons.

03/01/1999-08333
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00

inst # 1999-08333

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 1st day of March, 1999.


Charlene H. Durham

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Charlene H. Durham, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily.

Given under my hand and seal this 1st day of March, 1999.


Notary Public
My Commission Expires: 1-3-03

Inst # 1999-08333

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SHELBY COUNTY JUDGE OF PROBATE
002 1995 12.00