

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19TH STREET  
BIRMINGHAM, AL 35234

Send Tax Notice To:

Kenneth D. Ingram  
2539 Magnolia Dr  
Bham, AL 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL BY THESE PRESENTS

That in consideration of --Two Hundred Thirty Four Thousand and 00/100---(\$234,000.00) DOLLAR.

to the undersigned GRANTOR (whether one or more) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

Dhiru Barbela and wife, Tanya Barbela and Suresh R. Patel, a married man  
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Kenneth D. Ingram

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

Lot 65, according to the Survey of The Magnolias at Brook Highland, as recorded  
in Map Book 13, page 102 A & B, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 65,000.00 of the consideration recited above was paid from a mortgage loan executed  
simultaneously herewith.

This property is not the homestead of the undersigned grantor, Suresh R. Patel.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 8th day of April, 1999.

_____ (Seal)	<u>Dhiru Barbela</u> (Seal)
_____ (Seal)	<u>Tanya Barbela</u> (Seal)
_____ (Seal)	<u>Suresh R. Patel</u> (Seal)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Dhiru Barbela and wife, Tanya Barbela and Suresh R. Patel  
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me that,  
being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this 8th day of April, 1999.

NOTARY PUBLIC

04/12/1999-15314

11:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRN 177.50

Inst 1999-15314