

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Ramulu Thundena
Seetha Thundena
701 Meadow Ridge Court
Birmingham, AL 35242

Inst # 2002-10819
03/06/2002-10819
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
37.50
002 MEL

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Three Thousand Five Hundred and No/100, (\$203,500.00), DOLLARS, in hand paid to the undersigned, Southern Gent Contractors, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Ramulu Thundena and spouse, Seetha Thundena, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Jefferson County, Alabama, to wit:

Lot 7, according to the Map and Survey of Meadow Brook Cluster Homes 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2002.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 66, Page 34; Deed Book 32, Page 38 and Deed Book 28, Page 581.
3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 75, Page 649 and Deed Book 17, Page 714.
4. Restrictions appearing of record in Book 23, Page 621; Book 121, Page 931; Book 216, Page 538 and Instrument #1997-39685.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
6. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1999-12014.
7. Restrictions as shown on recorded map.
8. 10 foot building line from Meadow Ridge Court and Meadow Ridge Drive; 10 foot Joint Access easement along Easterly lot line; 5 foot utility easement along Westerly lot line and 10 foot utility easement along Northerly lot line as shown on recorded plat.

\$183,150.00 of the purchase price recited above was paid from the proceeds of a purchase money first mortgage and a purchase money second mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

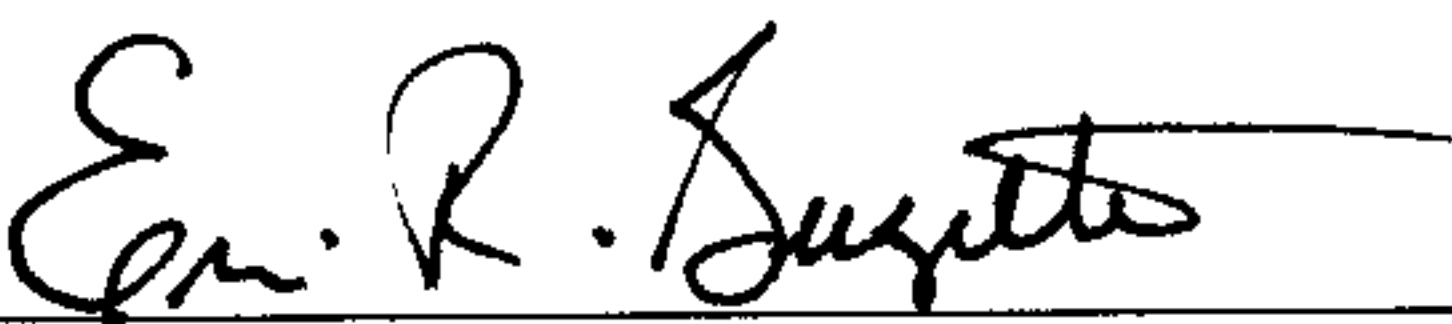
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

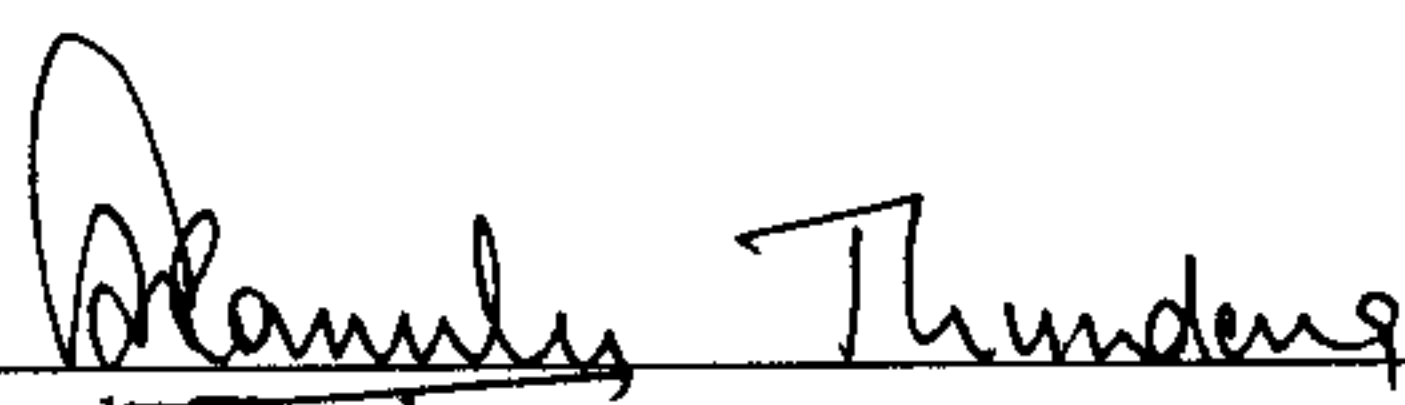
GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.


IN WITNESS WHEREOF, the said GRANTOR, by its Chairman, whose name is Ernie R. Berzette of Southern Gent Contractors, Inc., who is authorized to execute this conveyance, has hereto set his signature and seal, this 22nd day of February, 2002.

IN WITNESS WHEREOF, we, the GRANTEES, have hereunto set our hands and seals, this 22nd day of February, 2002.

Southern Gent Contractors, Inc.

 (SEAL)
BY: Ernie R. Berzette
ITS: Chairman
GRANTOR

 (SEAL)
Ramulu Thundena
GRANTEE

 (SEAL)
Seetha Thundena
GRANTEE

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ernie R. Berzette whose name as Chairman of Southern Gent Contractors, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of February, 2002.



NOTARY PUBLIC

My commission expires:

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ramulu Thundena and spouse, Seetha Thundena, whose names are signed to the foregoing conveyance as GRANTEES, 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 22nd day of February, 2002.



NOTARY PUBLIC

My commission expires:

Inst. # 2002-10819

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