

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Kay Regan
3801 Kinross Drive
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Two Thousand and 00/100 (\$282,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rita S. Upadhyay and husband, Shailesh P. Upadhyay**(hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kay Regan, a single individual**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 19, according to the Survey of Brook Highland 1st Sector, as recorded in Map Book 12, Page 62, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$267,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 6th day of May, 2002.

Rita S. Upadhyay
Rita S. Upadhyay
Shailesh P. Upadhyay
By *Rita S. Upadhyay*
Shailesh P. Upadhyay
By his attorney in fact *his attorney in fact*
Rita S. Upadhyay

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita S. Upadhyay, a married person, whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 6TH DAY OF MAY, 2002.

My commission expires: *3/5/03*

[Signature]
Notary Public

State of Alabama)
County of Shelby)

COURTNEY MASON, JR.
Notary Public in and for the State of Alabama, My Comm. Expires May 5, 2003

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita S. Upadhyay, whose name as Attorney in Fact for Shailesh P. Upadhyay, a married man, 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, she, in her capacity as Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 6TH DAY OF MAY, 2002.

My commission expires: *3/5/07*

[Signature]
Notary Public

COURTNEY MASON, JR.
Notary Public in and for the State of Alabama, My Comm. Expires May 5, 2003