



20021210000617250 Pg 1/1 27.00
Shelby Cnty Judge of Probate, AL
12/10/2002 10:12:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
Send Tax Notice to:
Agya Pal Singh, Prabh P. Kaur
1924 Highfield Drive
Vestavia Hills, AL 352169

THIS INSTRUMENT PREPARED BY: David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that JBK, L.L.C., an Alabama limited liability company, (hereinafter "GRANTOR"), for and in consideration of the sum of **FIFTEEN THOUSAND EIGHT HUNDRED FORTY DOLLARS and 00/100 (\$15,840.00)** and other good and valuable consideration, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Agya Pal Singh, and Prabh P. Kaur, husband and wife (hereinafter "GRANTEE"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property known as Tanyard Branch Estates, Parcel 16, and further described as follows:

Parcel 16, according to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama.

The forgoing is not the homestead of the Grantor.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

The forgoing is not the homestead of the Grantor.

TO HAVE AND TO HOLD, except as otherwise noted or excepted above, unto the said GRANTEE, its successors, heirs and assigns forever.

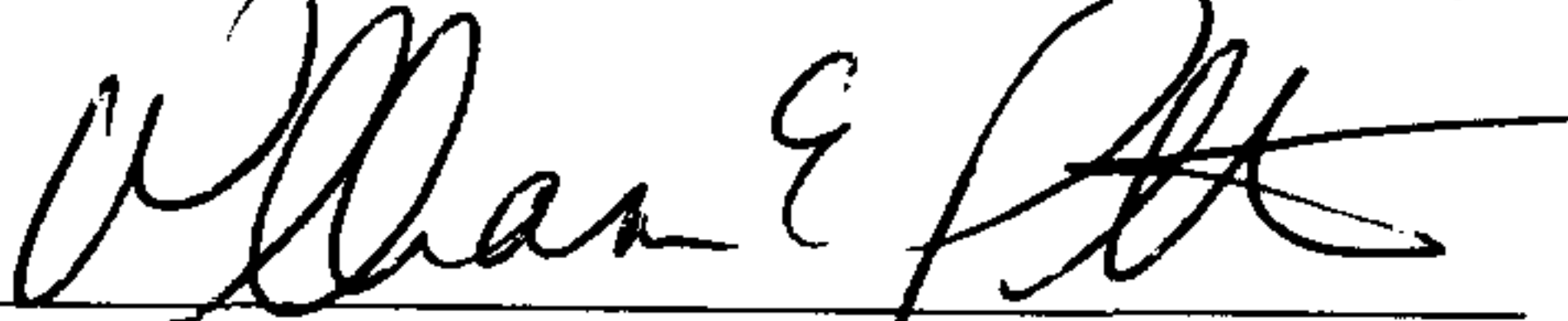
ON THIS THE 2nd day of December, 2002 GRANTOR has hereto set his hand and seal to this Deed.


JBK, L.L.C. by Brad Kidd

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that JBK, L.L.C. by Brad Kidd, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, this the 2nd day of December, 2002.


NOTARY PUBLIC
My Commission Expires:

