


Send Tax Notice To:
Jayesh Jani
327 Waterford Cove Trail
Calera, Alabama


20030711000440360 Pg 1/2 44.50
Shelby Cnty Judge of Probate, AL
07/11/2003 13:33:00 FILED/CERTIFIED

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Fifty-Four Thousand and 00/100 (\$154,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Charlie F. Chancellor dba C&W Construction**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Jayesh Jani, an unmarried man**, (herein referred to as Grantees, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A ATTACHED HERETO.


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

NOTE: \$123,900.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, personal representatives and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, personal representatives 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, we have hereunto set our hands and seals, this 3rd day of July, 2003.


Charlie F. Chancellor dba C & W Construction

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charlie F. Chancellor and dba C&W Construction, whose names are signed to the foregoing conveyance, 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 date the same bears date.

Given under my hand and official seal, this 3rd day of July, 2003.



Notary Public
My commission expires: 2-2-05

EXHIBIT "A"

Lot 739, according to the Survey of Waterford Cove Sector 1, as recorded in Map Book 28, Page 68, in the Probate Office of Shelby County, Alabama.