

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Lakshmikantha Kumbla and Anju L. Kumbla
408 Vesclub Place
Birmingham, Alabama 35216

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Forty six thousand and no/100 (\$46,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mary Kathrine Holcombe, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lakshmikantha Kumbla and Anju L. Kumbla** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

This property does not constitute the homestead of the grantor nor her spouse.

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

To Have and to Hold to the said grantee, 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 29th day of July, 2004.

Witness

Mary Kathrine Holcombe
Mary Kathrine Holcombe

STATE OF ALABAMA COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Mary Kathrine Holcombe, a married woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2004.

[Signature]
Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

Lot No. 122 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and recorded in Map Book 5, page 10, and being more particularly described as follows: Commence at the intersection of the North right of way line of 1st Avenue and the West right-of-way line of Montevallo Road (Ala. Highway 119), said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right-of-way line of 1st Avenue for 143.00 feet; thence 90°00' right and run Northeasterly for 171.00 feet to the point of beginning; thence continue Northeasterly along last stated course for 57.00 feet; thence 87°34'10" right and run Southeasterly for 135.92 feet to a point on the Westerly right-of-way line of Montevallo Road; thence 94°24'33" right to chord of a curve to the left having a radius of 1302.49 feet; thence Southwesterly along the arc of said curve and along said right-of-way line of Montevallo Road for 60.00 feet; thence 86°49'08" right, as measured from chord of aforementioned curve, and run Northwesterly for 133.93 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.