

**WARRANTY DEED
JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

SALES PRICE: \$155,700.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Terry Frew and John Frew, hereby grant, bargain, sell and convey unto Jitendra Shah and Tarulata Shah, wife and husband, (hereinafter referred to as GRANTEES), 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, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 12A according to the Survey of Chanda Terrace 6th Sector as recorded in Map Book 27, Page 147, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**Send Tax Notice to: Jitendra Shah
2745 Wellington Drive
Pelham, Al 35124**

\$147,915. was paid from a first mortgage recorded herewith.

Together with all and singular the tenements, hereitaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES or 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 heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said for, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that lawfully seized in fee simple of said premises, that they are free from all enuombrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that a good right to sell and convey the same as aforesaid; that will and heirs and assigns 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, HEREUNTO SET HAND AND SEAL ON THE
13TH DAY OF SEPTEMBER, 2004.

Terry Rone Frew

Terry Rone Frew

John M. Frew

John M. Frew

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a notary public in and for the said county in said state, hereby certify that Terry Rone Frew and John M. Frew acknowledged before me on this day that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this the 13th day of September, 2004.

My Commission Expires: 7, Oct. 2007

Notary Public

Lawrence B. Durr