

Send tax notice to:

Satinder P. Singh

Lorraine Singh

2008 Lakeside Lane

Birmingham, AL 35244

BHM0502910
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby


20050512000229300 1/2 \$184.00
Shelby Cnty Judge of Probate, AL
05/12/2005 12:27:32PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Twenty Thousand and 00/100 Dollars (\$820,000.00) in hand paid to the undersigned Tom Oser and Joanne M. Oser, Husband and Wife, (hereinafter referred to as Grantors") by Satinder P. Singh and Lorraine Singh (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4 and a part of Lot 3, according to the Survey of Park Lane Addition to Riverchase as recorded in Map Book 11, page 17, in the Probate Office of Shelby County, Alabama, said part of Lot 3 being more particularly described as follows: Beginning at the most Southerly corner of said Lot 3, run in a Northwesterly direction along the Southwest line of said Lot 3 for a distance of 120.32 feet; thence turn an angle to the right of 27 degrees 52' 21" and run in a Northerly direction along the West line of said Lot 3 for a distance of 5.0 feet; thence turn an angle to the right of 144 degrees 26' 26" and run in a Southeasterly direction for a distance of 117.08 feet to a point that is 20.0 feet Northeast of the point of beginning; thence turn an angle to the right of 71 degrees 51' 13" and run in a Southwesterly direction along the Southeast line of said Lot 3 for a distance of 20.0 feet, more or less, to the point of beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$650,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

Shelby County, AL 05/12/2005
State of Alabama

Deed Tax: \$170.00

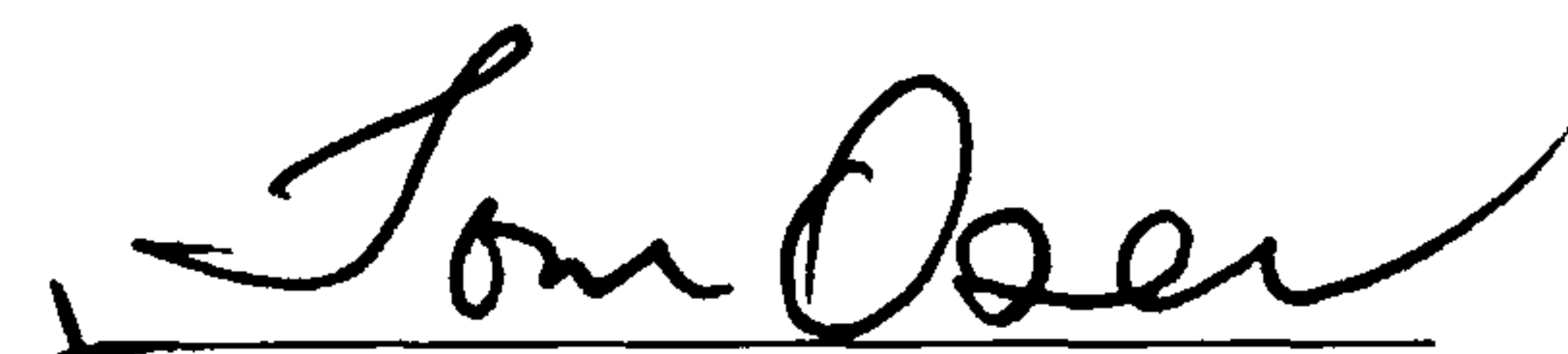
Reliance

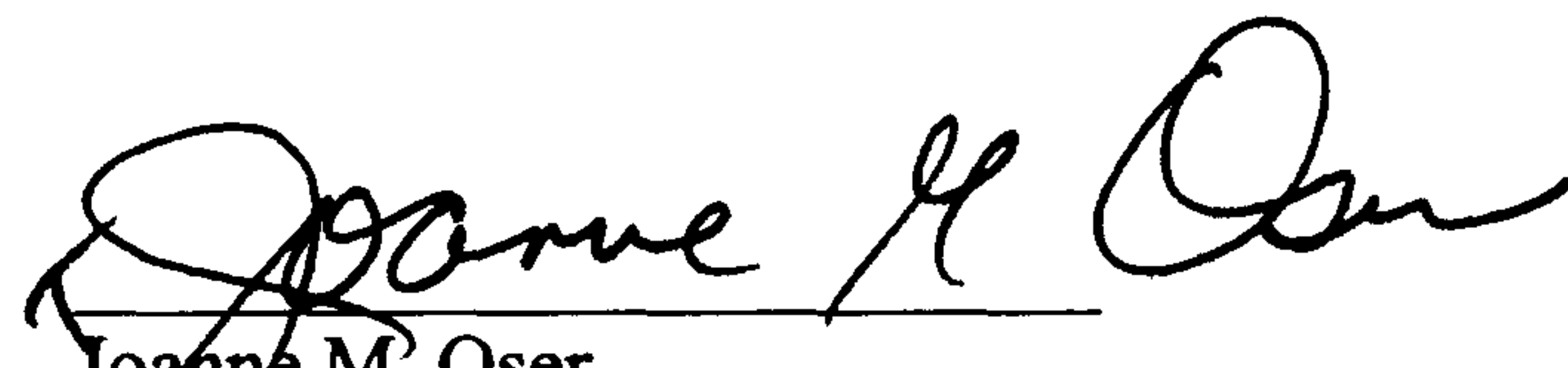
warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Tom Oser and Joanne M. Oser hereunto set their signature(s) and seal(s) on April 20, 2005.


Tom Oser


Joanne M. Oser

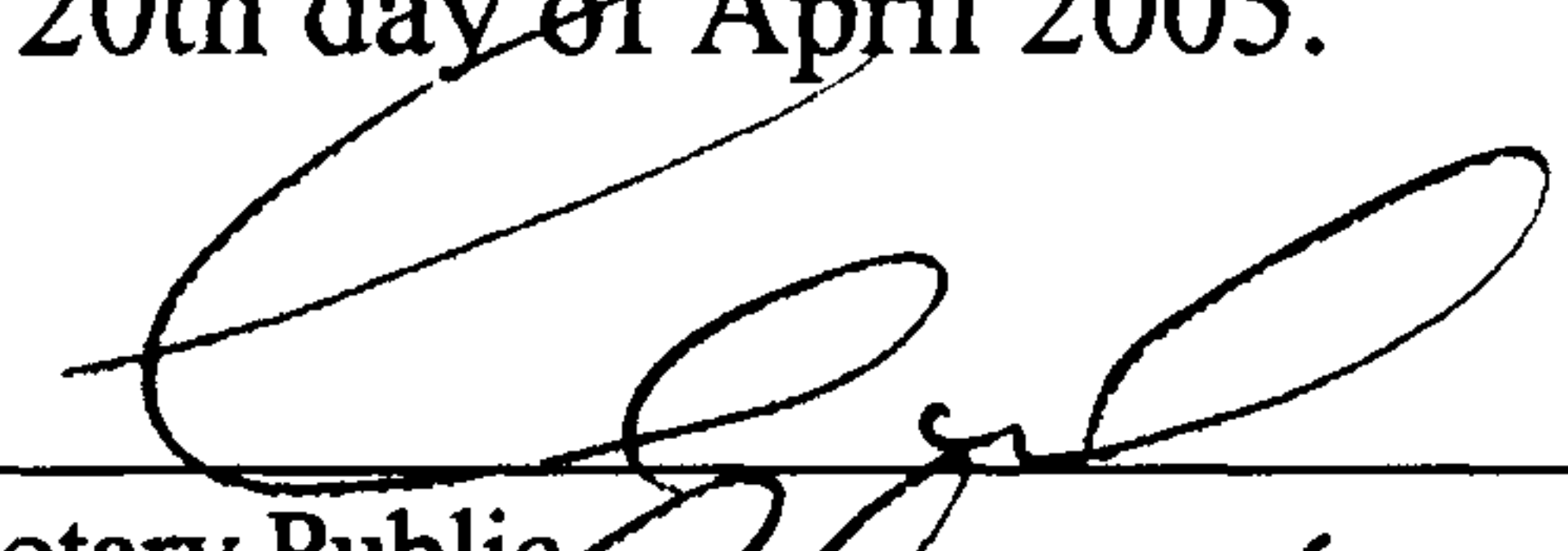
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Oser and Joanne M. Oser, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April 2005.

(NOTARIAL SEAL)




Notary Public
Print Name Charles D. Stewart, Jr.
Commission Expires: 4-13-08