20050708000342280 1/2 $15.00
Shelby Cnty Judge of Probate, AL
07/08/2005 10:15:21AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Cory Rath
48 North Fork Circle
Chelsea, AL 35043

WARRANTY DEED

NATION OF TRINIDAD, W.I.

KNOW ALL MEN BY THESE PRESENTS,

(the full consideration is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith)

That in consideration of One hundred sixty thousand and 00/100 ($160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Indrajeet Rambaransingh, a single person (herein referred to as grantors) do grant, bargain, sell and convey unto Cory Rath (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A for full legal description of land conveyed herein, which is incorporated by specific reference into this deed as if fully set out herein.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 noted 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) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 1st day of June, 2005.

WITNESS:

_____ (SEAL)

Indrajeet Rambaransingh (SEAL)
Indrajeet Rambaransingh
ID# IC 17094F

NATION OF TRINIDAD, W.I.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Indrajeet Rambaransingh, a single man, whose name(s) is signed to the foregoing conveyance, and ~~who is known to me~~ Exh, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Produced DL #1 81 7091

Given under my hand and official seal on this 1st day of June, 2005.

My commission expires: does not exp

EDWIN K. ROOPNARINE
NOTARY PUBLIC
9 A LORD STREET
SAN FERNANDO
TRINIDAD W.I.
NOTARY PUBLIC
1/06/05

20050708000342280 2/2 $15.00
Shelby Cnty Judge of Probate, AL
07/08/2005 10:15:21AM FILED/CERT

EXHIBIT A

Parcel I:

The SE ¼ of the NW ¼ of the SW ¼ of Section 30, Township 20, Range 1 East, Shelby County, Alabama.

Parcel II:

All that part of the NE ¼ of the SW ¼ of Section 30, Township 20, Range 1 East, situated West and Southwest of the road leaving the Old Page Road and running North to the house formerly known as the W. E. Bentley house and which road is sometime known as the Stinson Road. (As such Stinson Road existed on October 7, 1944, the date of deed recorded in Deed Book 120, Page 30.) Less and Except that part sold to Mary Lee Patterson and Winston Patterson in deeds recorded in Volume 266, Page 687 and Volume 308, Page 820.

Parcel III:

All that part of the SE ¼ of the NW ¼ of Section 30, Township 20, Range 1 East, lying South of what is known as Saw Mill Branch and West of the road leaving the Old Page Road and running North to the house formerly known as the W. E. Bentley House, and which road is sometimes known as the Stinson Road. Less and Except that part sold to Paul H. Gore in deed recorded in Volume 289, Page 562. Situated in Shelby County, Alabama.

TB.