This instrument was prepared by

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

File #S05170

SEND TAX NOTICE TO:

SUBODHINI BAHEL

4079 GUILFORD ROAD
BIRMINGHAM, AL 35242

20050812000414300 1/2 $89.00
Shelby Cnty Judge of Probate, AL
08/12/2005 08:38:56AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($218,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JIMMIE S. KERR, AN UNMARRIED WOMAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SUBODHINI BAHEL (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 88, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2005.
2. Easements, restrictions, covenants and reservations of record.

$143,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 1st day of August, 2005.

Jimmie S Kerr (SEAL)
JIMMIE S. KERR

20050812000414300 2/2 $89.00
Shelby Cnty Judge of Probate, AL
08/12/2005 08:38:56AM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that JIMMIE S. KERR, AN UNMARRIED WOMAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2005

Notary Public
My commission expires: 11-2-07

Shelby County, AL 08/12/2005
State of Alabama

Deed Tax:$75.00