20051206000629840 1/1 $105.00
Shelby Cnty Judge of Probate,AL
12/06/2005 08:23:09AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **SCOTT SHELNUTT and spouse, LORRIE H. SHELNUTT** (GRANTORS) do grant, bargain, sell and convey unto **POONAM KATHURIA** (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

**UNIT 5, ACCORDING TO A RESUBDIVISION OF LOT 1-A1, OF A RESUBDIVISION OF LOT 1-A, OF THE NARROWS COMMERCIAL SUBDIVISION, SECTOR I, AS RECORDED IN MAP BOOK 32, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

***SUBJECT TO:***

**ADVALOREM TAXES DUE OCTOBER 1, 2006.**
**MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.**
**EASEMENTS AS SHOWN ON RECORD MAP.**
**RESTRICTIONS, LIMITATIONS AND CONDITIONS ON MAP BOOK32, PAGE 21; MAP BOOK 27, PAGE8; MAP BOOK 27, PAGE 107 AND MAP BOOK 30, PAGE 32.**
**RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST# 20030924000641900; INST# 2000-17137; AND INST# 2000-41911.**
**RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL IN DEED 324, PAGE 840, AND DEED 329, PAGE 430.**
**EASEMENT TO ALABAMA POWER COMPANY IN INST# 2001-22921.**
**NATURAL GAS SUPPLY AGREEMENT TO ALABAMA GAS CORPORATION IN INST# 2000-1818.**

**$141000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** unto the said ***GRANTEE*** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said ***GRANTEE***, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said ***GRANTEE***, her heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 28th day of NOVEMBER, 2005.

_____ **Seal**
**SCOTT SHELNUTT**

_____ **Seal**
**LORRIE H. SHELNUTT**

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **SCOTT SHELNUTT and spouse, LORRIE H. SHELNUTT** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 28TH day of NOVEMBER, 2005.

_____
Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,

SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
POONAM KATHURIA
198 NARROWS DRIVE, UNIT 105,

BIRMINGHAM, AL 35242
09-4-20-2-001-005-000

Shelby County, AL 12/06/2005
State of Alabama

Deed Tax:$94.00