THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 STATE OF ALABAMA

GRANTEE'S ADDRESS: Bruce R. McTavish 116 Katy Circle Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty-Five Thousand and 00/100 (\$345,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Manoj Mathur and Sandhya Mathur, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Bruce R. McTavish, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 45, according to the Survey of The Cedars, as recorded in Map Book 25, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$276,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Sandhya Mathur and Sandhyn Mathur are one and the same person/

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their brands and seals this the 5th day of July, 2006.

Manoj Mathur

Sandhya Mathur¹

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Manoj Mathur and Sandhya Mathur, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of July, 2006.

My Commission Expires:

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MANUFI 5, 2007

20060710000328830 1/1 \$80.00 Shelby Cnty Judge of Probate, AL

07/10/2006 12:48:58PM FILED/CERT

Shelby County, AL 07/10/2006 State of Alabama

Deed Tax: \$69.00