547 South Lawrence Street Montgomery, Alabama 36104

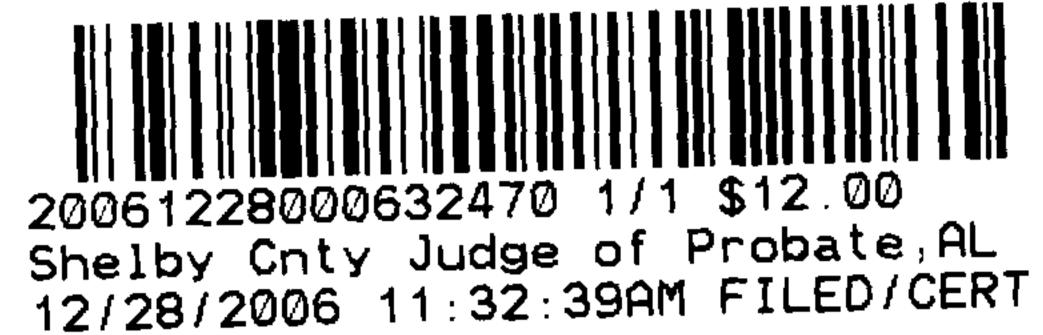
SEND TAX NOTICE TO: Pankaj Gupta and Richa Kapil

101 Crestmont Lane
Pelham, Alabama 35124

SLT-406493

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-three Thousand and 00/100's (\$153,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Peter Alfinito and Barbara Dunn-Alfinito, a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Pankaj Gupta and Richa Kapil (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

Lot 46 according to a ReSurvey of Crestmont, as recorded in Map Book 22, page 30 in the Probate Office of Shelby County, Alabama

\$153,000.00 of mpurchase price paid with mortagages filed herewith. SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2006, which constitute a lien, but are not yet due and payable until October 1, 2007.

- Covenants, restrictions, reservations, easements and rights of ways, if any, heretofore imposed of record affecting Grantor's title to said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

  BUILDING SETBACK LINE AND EASEMENTS SHOWN ON RECORDED PLAT.
- 4. 10 FOOT BUILDING LINE, 20 FOOT BUFFER AROUND REAR AND RESTRICTIONS AS SHOWN BY RECORDED MAP.
- 5. COVENANTS AND RESTRICTIONS RECORDED IN 1996-41131 AND 1997-15761.
- 6. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 101, PAGE 514 AND VOLUME 120, PAGE 264.
- 7. EASEMENT RECORDED IN 1997-2638.

## THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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 2 day of December

(SEAL)

2006

Peter Alfinito

Barbara Dunn-Alfinito

STATE OF ALABAMA SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Peter Alfinito and Barbara Dunn-Alfinito 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 day of December 2006.

My commission expires