

20070302000095470 1/1 \$232.00  
Shelby Cnty Judge of Probate, AL  
03/02/2007 12:58:37PM FILED/CERT

Shelby County, AL 03/02/2007  
State of Alabama  
Deed Tax: \$221.00

SEND TAX NOTICE TO:  
Mahendrakumar Madhavan  
981 Narrows Point Drive  
Chelsea, AL 35242

This instrument was prepared by  
**Shannon E. Price, Esq.**  
**P. O. Box 19144**  
**Birmingham, AL 35219**

#### WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty One Thousand and No/100 Dollars (\$221,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,  
**Leslie Paige McDonald, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey  
unto **Mahendrakumar Madhavan, an unmarried man** (herein referred to as grantee, whether one or more), the following  
described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 46, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS  
POINT-PHASE 5, RECORDED IN MAP BOOK 35, PAGE 90 A & B, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

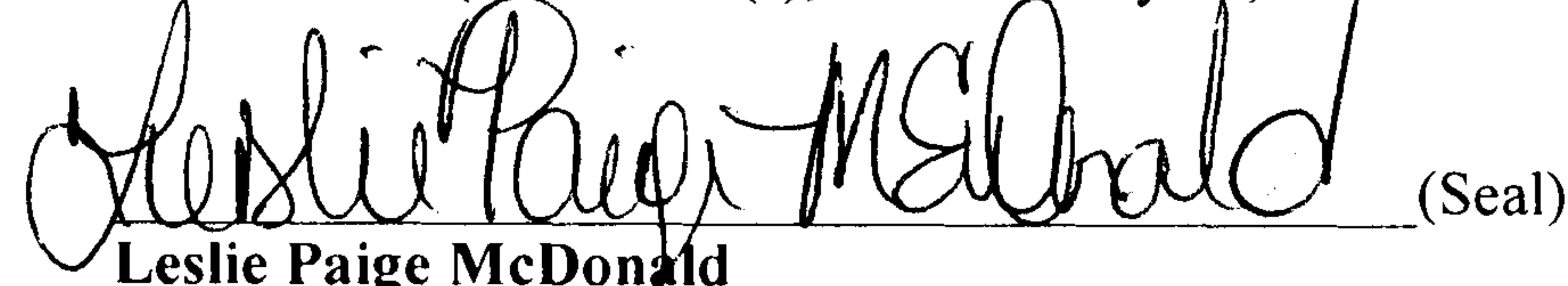
Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Inst. 2000-9755; Inst. 2000-17136; Inst. 2000-36696; Inst. 2001-38328; Inst. 20020905000424180; Inst. 20021017000508250 and Inst. 20030716000450980 in the Probate Office of Shelby County, Alabama.

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 the said **GRANTEE**s, 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 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**s, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this February 23, 2007

  
Leslie Paige McDonald (Seal)

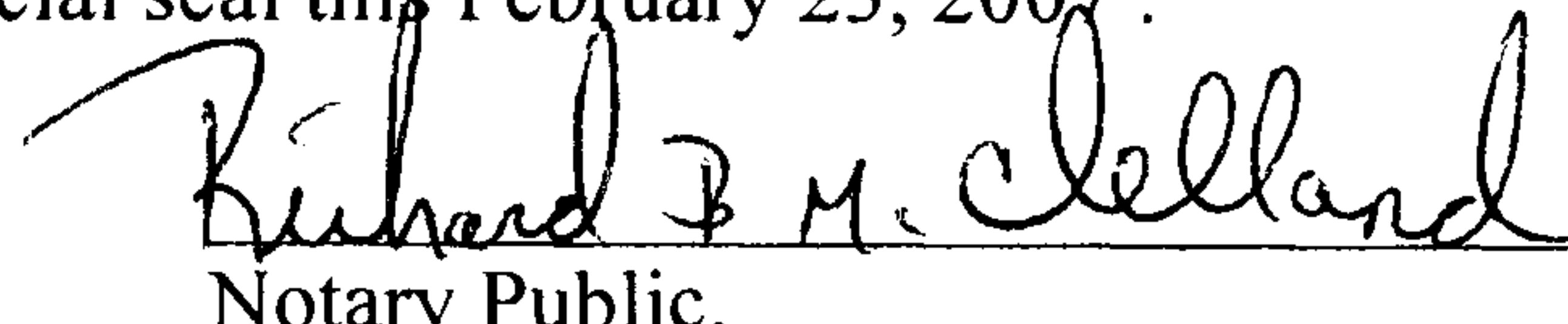
STATE OF Alabama

#### General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leslie Paige McDonald, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this February 23, 2007.

  
Richard B. McClelland  
Notary Public.

Richard B. McClelland  
My Commission Expires: 10-19-2010

