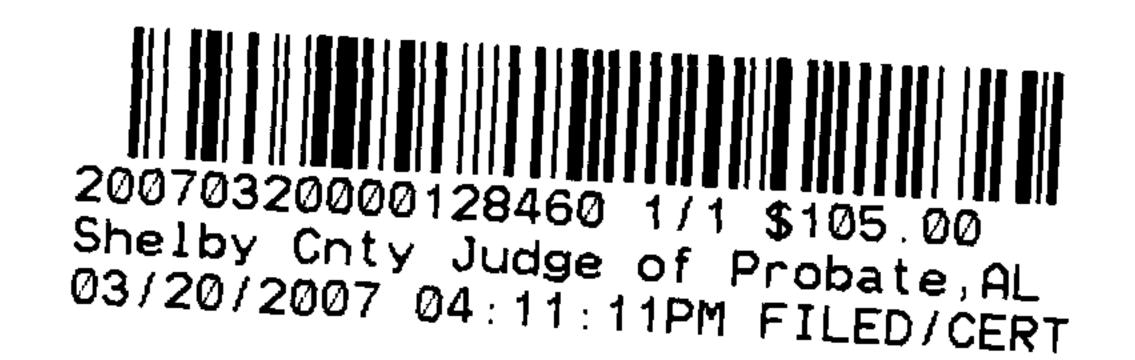
This instrument prepared by: Patrick F. Smith Law Office of Patrick F. Smith, L.L.C. P.O. Box 190224 Birmingham, AL 35219

SEND TAX NOTICE TO: Kapil Mandawewala

1898 Deborah Dr. Calera, Alabama 35040-6515



GENERAL WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Four Thousand dollars and Zero cents (\$94,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, James Lemont Duncan and Ophelia Mae Chandler Duncan, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kapil Mandawewala (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

The West 67 feet of Lot 25 and the East 19 feet of Lot 26, according to Map of Farris Estates, as recorded in the Office of the Probate of Shelby County, Alabama, in Map Book 4, Page 13.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 9th day of

March, 2007 James Lemont Duncan

Ophelia Mae Chandler Duncan

STATE OF ALABAMA JEFFERSON COUNTY

Shelby County, AL 03/20/2007 State of Alabama

Deed Tax: \$94.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Lemont Duncan and Ophelia Mae Chandler Duncan 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 on 9th day of March, 2007.

Notary Public

Commission Expires: 7-29-67

FILE NO: 270713

Title week