

Send tax notice to:

Scyanne O'Neal
17620 Spencer Ln
Helena, AL 35080

This instrument prepared by:

Meredith R. Logan
1111 Old Walker Chapel Road
Fultondale, Alabama 35068

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirteen Thousand and 00/100 Dollars (\$113,000.00) in hand paid to the undersigned, Sabina Koirala, by and through her attorney in fact Tarani Koirala, and Tarani Koirala, wife and husband, (hereinafter referred to as "Grantors") by Scyanne H. O'Neal (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Map and Survey of Wyndham Cottages, Phase 1, as recorded in Map book 25, Page 14 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

A MORTGAGE IN THE AMOUNT OF \$113,000.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

The Grantor's do for themselves, their heirs and assigns, covenant with Grantee, its assigns, administrators and successors, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantor's have set their signature and seal on this the 29th
day of August, 2007.

Sabina Koirala by and through her attorney

Sabina Koirala, by and through her attorney
in fact Tarani Koirala

in fact Tarani Koirala

Tarani Koirala

Tarani Koirala

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sabina Koirala, by and through her attorney in fact Tarani Koirala, and Tarani Koirala, wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2007.



Meredith R. Logan

Notary Public

Print Name: Meredith R. Logan

Commission Expires: 4/14/2011