

## WARRANTY DEED

This Instrument Was Prepared By:  
Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
Nighat Y. Janjua  
1701 Woodview Circle  
Pelham, AL 35124

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety Five Thousand and No/100 Dollars (\$195,000.00) and Other Good and Valuable Consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Mohammad Younas Panwar**, a married man, **Farhat Azam Janjua** and husband **Azam Janjua**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Nighat Y. Janjua** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 23, Block 3, according to the Survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.

Said property is not the homestead of the Grantor, Mohammad Younas Panwar or the homestead of his spouse.

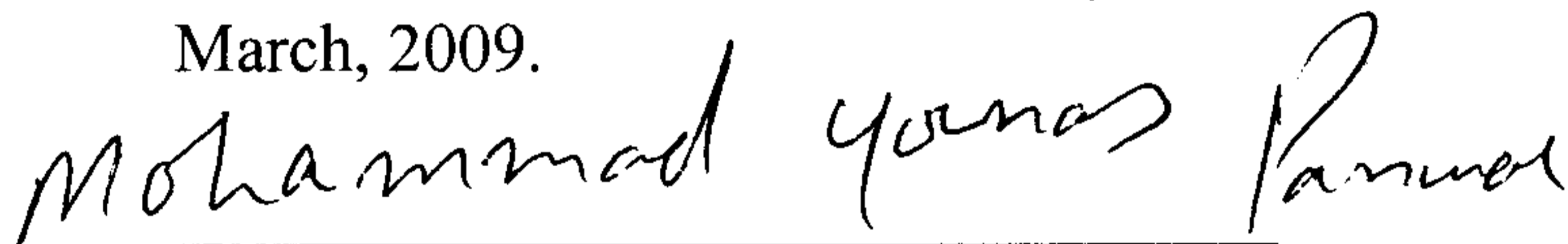
\$156,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

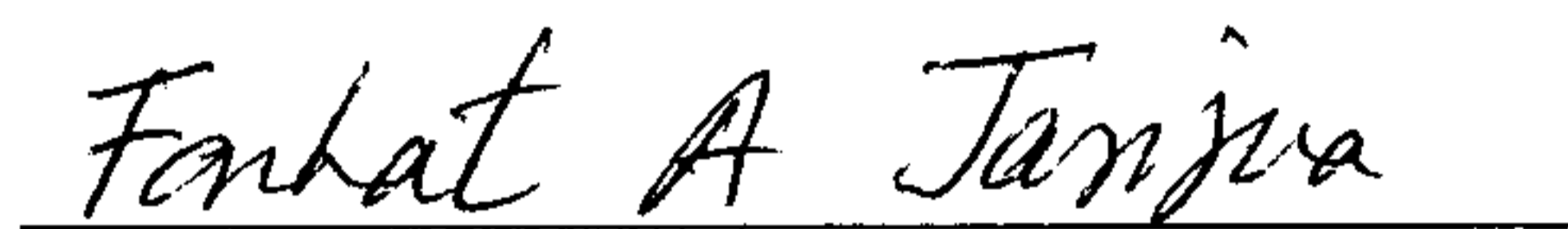
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

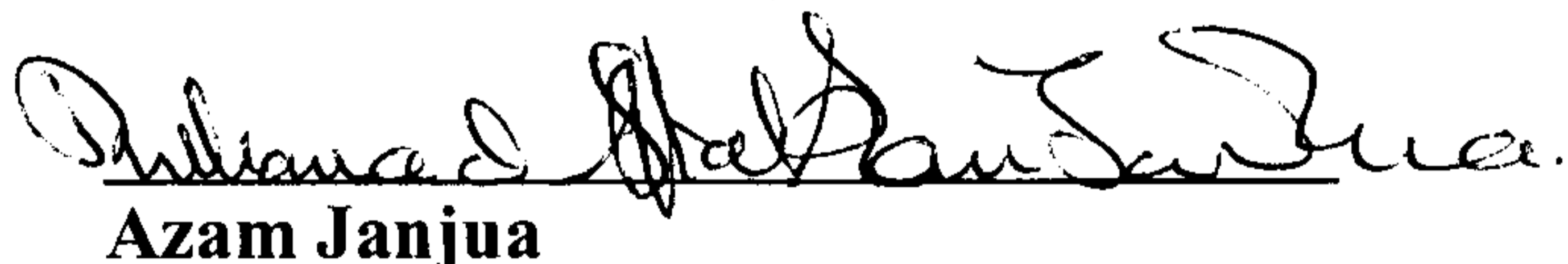
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30<sup>th</sup> day of March, 2009.



**Mohammad Younas Panwar**



**Farhat Azam Janjua**

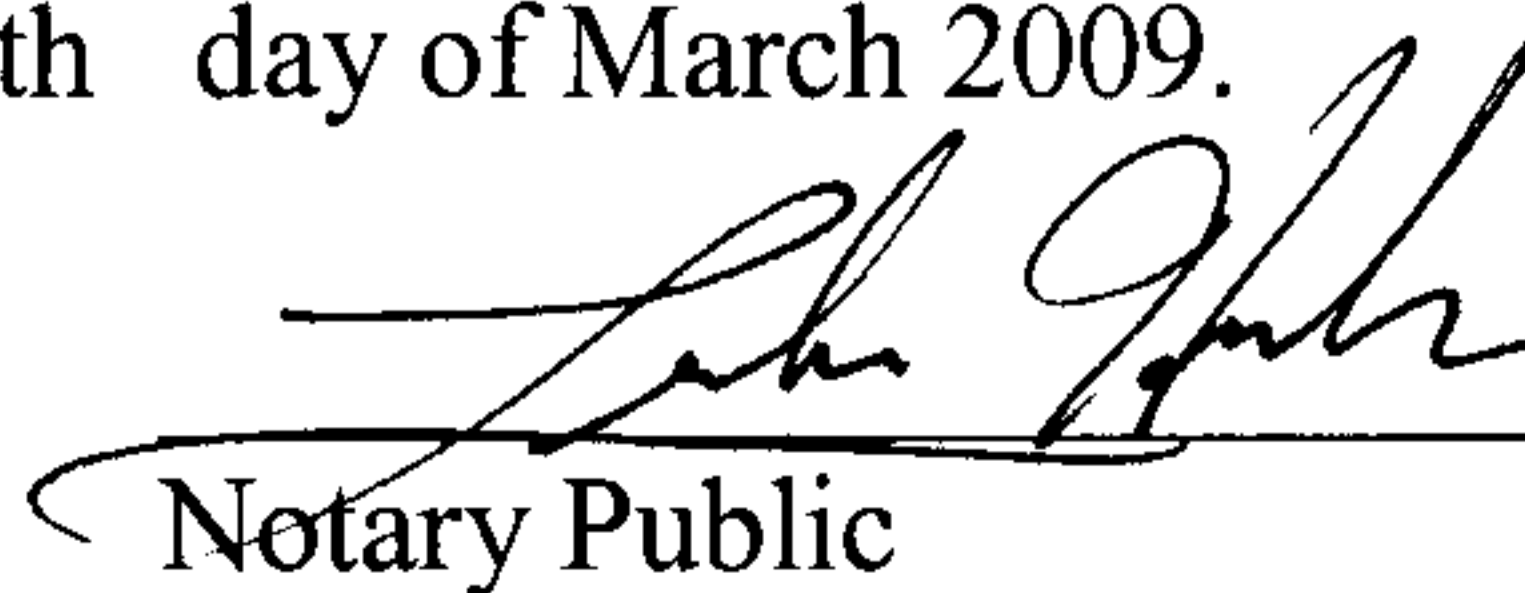
  
**Azam Janjua**


STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Mohammad Younas Panwar**, a married man, **Farhat Azam Janjua** and husband **Azam Janjua**, 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 this instrument, they executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this the 30th day of March 2009.

My Commission Expires: 7/26/12

  
Notary Public

  
20090401000118690 1/1 \$51.00  
Shelby Cnty Judge of Probate, AL  
04/01/2009 10:56:32AM FILED/CERT

Shelby County, AL 04/01/2009  
State of Alabama  
Deed Tax: \$39.00

