

Send tax notice to:

BHUPENDRAKUMAR SONI
3817 BENT RIVER ROAD
BIRMINGHAM, AL, 35216

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010452

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Seven Thousand and 00/100 Dollars (\$257,000.00) in hand paid to the undersigned, LEONID G. BOLSHINSKIY and BASYA V. BOLSHINSKAYA, Husband and Wife (hereinafter referred to as "Grantors") by BHUPENDRAKUMAR SONI and MAYA SONI and GAURAV SONI (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34-A, ACCORDING TO THE RESURVEY OF LOTS 34 OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

BASYA V. BOLSHINSKAYA IS ONE AND THE SAME PERSON AS BASYA V. BOSHINSKAYA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY.
3. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST THE SUBJECT PROPERTY.
4. 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 OPERSON OR PROPERTY.\
5. SUCH STATE OF ACTS AS RECORDED ON PLAT OF THE RESURVEY OF LOTS 34 OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 23, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FOTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1996-6492, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$252,562.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

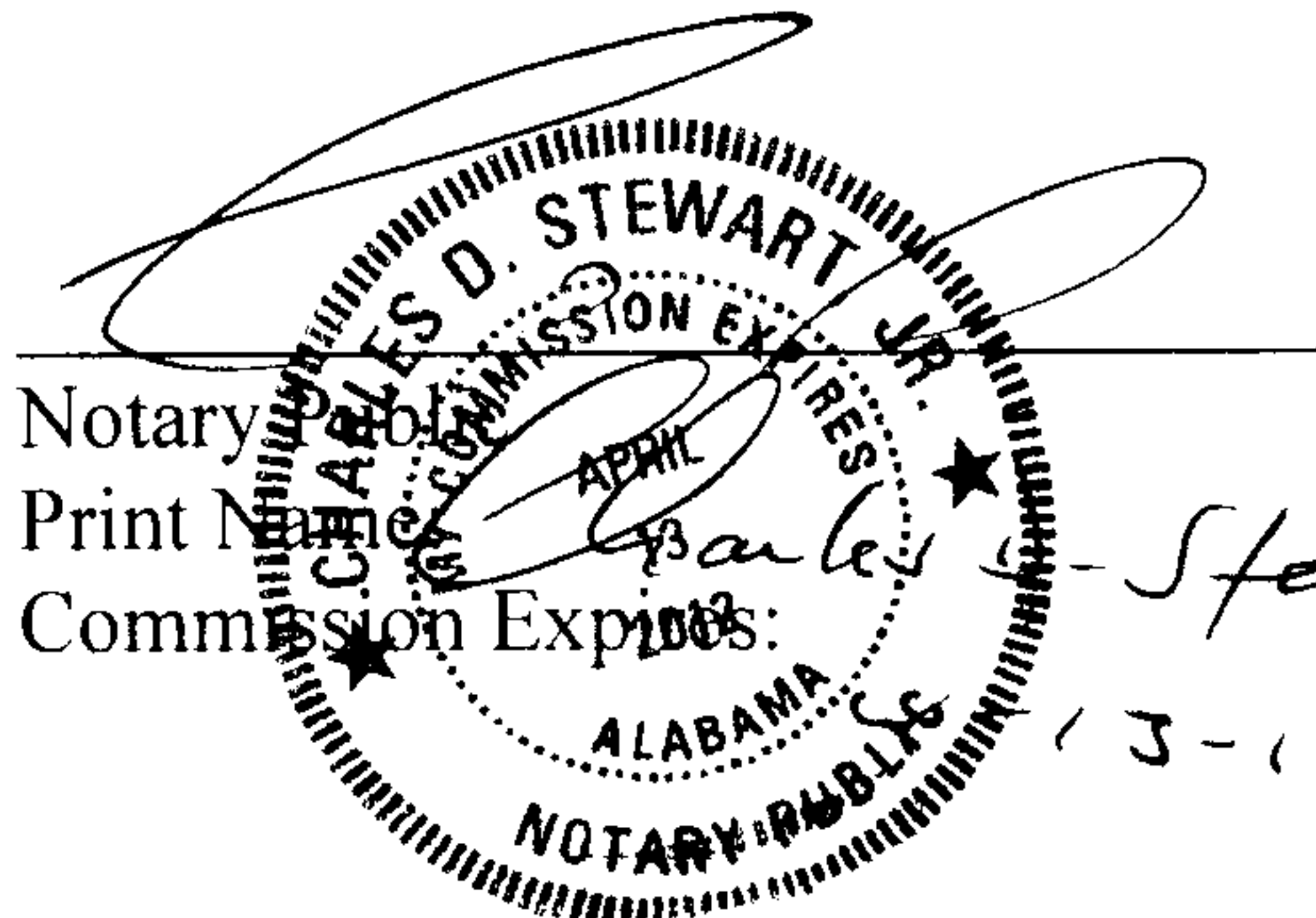
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of October, 2010.


LEONID G. BOLSHINSKIY

BASYA V. BOLSHINSKAYA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEONID G. BOLSHINSKIY and BASYA V. BOLSHINSKAYA, 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 28th day of October, 2010.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 2013
13-12