

Send tax notice to:

SATYA SAI BABU NIJAMPATNAM
4524 MAGNOLIA DRIVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2011166

Shelby County, AL 05/20/2011
State of Alabama
Deed Tax:\$73.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00) in hand paid to the undersigned, JEFFREY K. MAYNARD and MARLEEN M. MAYNARD, Husband and Wife (hereinafter referred to as "Grantors") by SATYA SAI BABU NIJAMPATNAM AND VENKATARATNAM NIJAMPATNAM (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 54, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. RELEASE OF DAMAGES AS RECORDED IN REAL VOLUME 368, PAGE 249.
8. EASEMENT TO WATER WORKS AND SEWER BOARD OF THE CITY OF PELHAM AS RECORDED IN BOOK 253, PAGE 817.
9. DRAINAGE EASEMENT AS SET FORTH IN BOOK 125, PAGE 238.
10. AGREEMENTS REGARDING "WATERSHED PROPERTY" AS RECORDED IN BOOK 194, PAGE 54.
11. RESTRICTIONS APPEARING OF RECORD IN MAP BOOK 13, PAGE 102, INSTRUMENT #1992-9172; BOOK 263, PAGE 586, BOOK 263, PAGE 578 AND BOOK 263, PAGE 551, BUT DELETING ANY RESTRICTIONS BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN.
12. NOTICE REGARDING NATURAL LIME SINKS.
13. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER



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Shelby Cnty Judge of Probate, AL
05/20/2011 02:19:50 PM FILED/CERT

RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES
RELATING THERETO, AS RECORDED IN DEED BOOK 327, PAGE 553
AND DEED BOOK 32, PAGE 183, AND ANY DAMAGES RELATING TO
THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH
MINERALS.

\$171,500.00 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 Grantors, have hereunto set their hand and seal
this the 16th day of May, 2011.

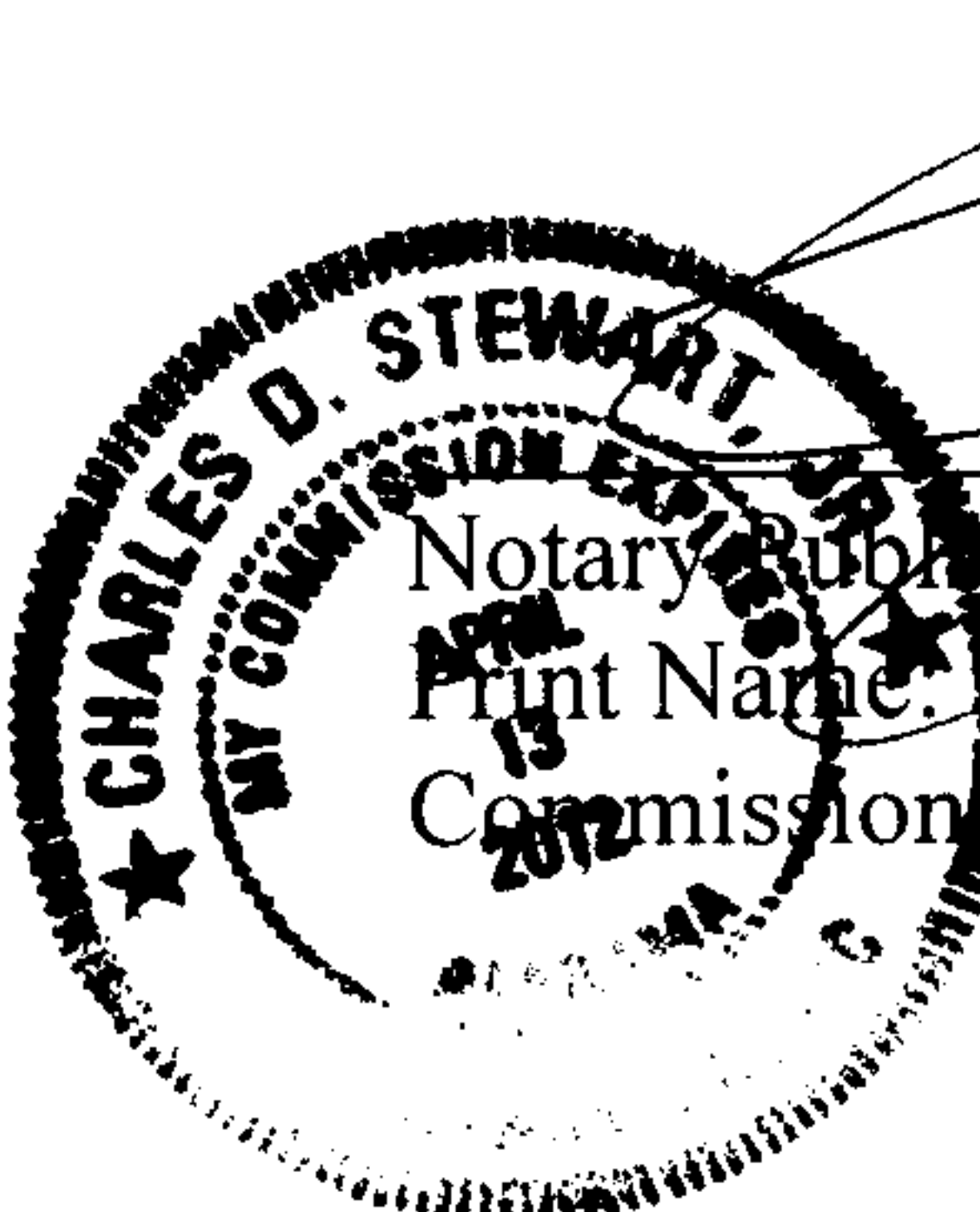

JEFFREY K. MAYNARD


MARLEEN M. MAYNARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JEFFREY K. MAYNARD and MARLEEN M. MAYNARD, 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 16th day of May, 2011.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-12