

20120625000223290 1/2 \$101.00
Shelby Cnty Judge of Probate, AL
06/25/2012 01:26:51 PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: AHSAN, LLC

(Address) 2106 Barber Hill Pkwy

Hoover, AL 35244

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED THIRTY THOUSAND and 00/100 (\$430,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **RAGNESH PATEL and wife, RANJAN PATEL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **AHSAN, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 2, according to the Survey of Givhan's subdivision, as recorded in Map Book 3, Page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE, EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK, IN THE AMOUNT OF \$344,000.00.

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2012 and subsequent years.
- Transmission line permits to Alabama Power Company recorded in Deed Book 232, Page 370 and Deed Book 179, Page 86.
- Set back lines and easements as shown on recorded map.
- Restrictive covenants and conditions as recorded in Map Book 3, Page 130.
- Easement to Alabama Power Company recorded in Inst. No. 2011031000008022.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

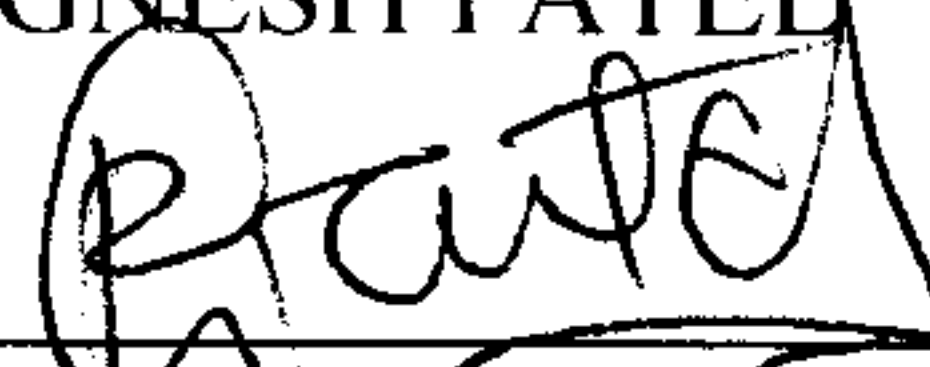
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my

(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 21st day of June, 2012.



RAGNESH PATEL

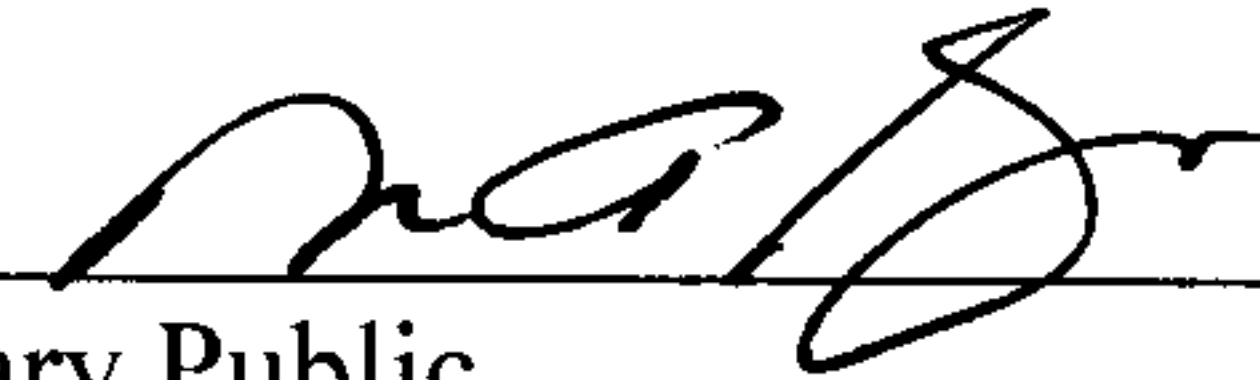


RANJAN PATEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RAGNESH PATEL and RANJAN PATEL**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2012.



Notary Public

My commission expires: 8/13/13



20120625000223290 2/2 \$101.00
Shelby Cnty Judge of Probate: AL
06/25/2012 01:26:51 PM FILED/CERT

Shelby County, AL 06/25/2012
State of Alabama
Deed Tax: \$86.00