

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

That, in consideration of **\$930,000.00** to the undersigned Grantor, **Sukar Construction Co., Inc., an Alabama Corporation**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Sunil K. Goli and Saritha Uppala** (herein referred to as "Grantees") as joint tenants with rights of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 56 B, according to the Survey of Goertz Resurvey, as recorded in Map Book 16, Page 66, in the Probate Office of Shelby County, Alabama.

Parcel ID: 10-4-17-0-001-013.063

Property Address: 4844 Southlake Parkway
Birmingham, Alabama 35244

Subject to taxes for the year 2012 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.


\$744,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 20th day of December, 2011.

Sukar Construction Co., Inc.

By:


Nassib Sukar, President
Grantor

20111222000388640 2/2 \$201.00
Shelby Cnty Judge of Probate, AL
12/22/2011 03:08:15 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Nassib Sukar, as President of Sukar Construction Co., Inc.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily and as the act of the Corporation on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2011.



A handwritten signature in black ink, appearing to be "KH", written over a horizontal line.

Notary Public

Commission Expires: _____

This Instrument Prepared By:

Kevin Hays, Attorney at Law
301 19th Street North, Suite 590
Birmingham, AL 35203

Send Tax Notices To:

Sunil K. Goli and Saritha Uppala
4844 Southlake Parkway
Birmingham, AL 35244

Shelby County, AL 12/22/2011
State of Alabama
Deed Tax: \$186.00