

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Sarita Pradhan  
608 Brooks Lane  
Hoover, AL 35244  
(Also property address)

WARRANTY DEED

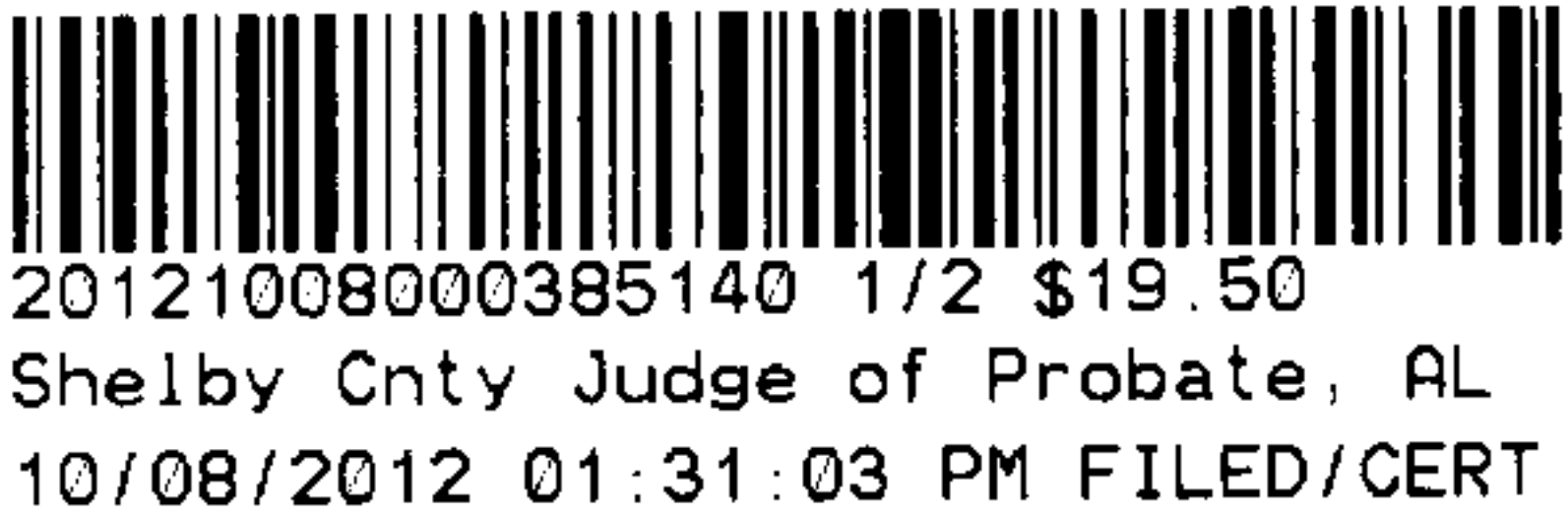
STATE OF ALABAMA )  
COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and No/100---(\$230,000.00) Dollars  
(As evidenced by closing statement)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt  
whereof is acknowledged, I or we, Rhonda Sue Chumbley, an unmarried woman and  
Patrick Lee Chumbley, an unmarried man  
(Whose address is 1508 Inverness Lane, Hoover, AL)  
herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto  
(Grantees address is Sarita Pradhan, Barma Shrestha  
the property address) Marvin B. Hopper and Usha Pradhan  
(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 10, according to the Amended Map of The Highlands, 1st Sector, as recorded in  
Map Book 19, Page 132, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 225,834.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.  
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully  
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise  
noted 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 GRANTEES, their successors 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 18<sup>th</sup>  
day of September, 2012.

Rhonda Sue Chumbley (Seal)  
Rhonda Sue Chumbley

Patrick Lee Chumbley (Seal)  
Patrick Lee Chumbley

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )  
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
that Patrick Lee Chumbley, whose name(s) 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of September, A. D., 2012.  
Camene Hummingbird Allen  
Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Rhonda Sue Chumbley. whose name(s) 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of September , A. D. , 2012.

My Commission Expires: 9/22/13

Caroline Harrington Allen  
Caroline Harrington Allen, Notary Public



20121008000385140 2/2 \$19.50  
Shelby Cnty Judge of Probate, AL  
10/08/2012 01:31:03 PM FILED/CERT