


This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Tungesh Nath Mohan and Annette Imelda
Mohan
6619 Winchester Circle
Pelham, AL 35124


20121226000489980 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/26/2012 07:30:55 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Four Thousand And No/100 Dollars (\$194,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Francine Clark Jones, by and through her Attorney-in-Fact, Teresa Thomas, and husband Sammie Jones, by and through his Attorney-in-Fact, Teresa Thomas (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tungesh Nath Mohan and Annette Imelda Mohan (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

All that certain parcel of land situated in the City of Indian Springs, County of Shelby, State of Alabama, being known and designated as Lot 48, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22A and 22B, Shelby County, Alabama Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-Four Thousand Three Hundred And No/100 Dollars (\$184,300.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 12, 2012.

Francine Clark Jones by Teresa Thomas
Francine Clark Jones by Teresa Thomas,
as Attorney-in-Fact *her Attorney-in-fact*

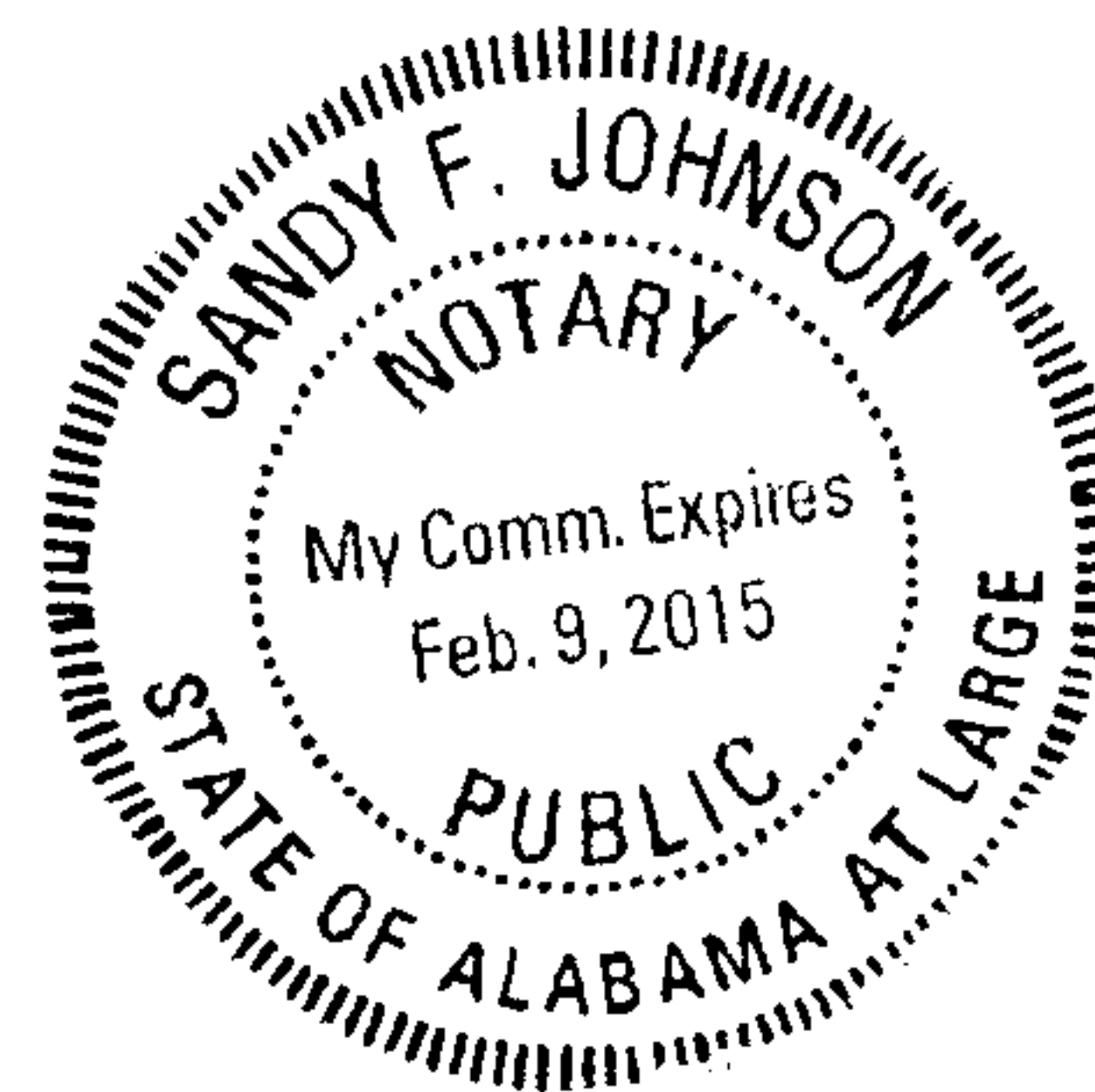
Sammie Jones by Teresa Thomas
Sammie Jones by Teresa Thomas,
as Attorney-in-Fact *his Attorney-in-fact*


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francine Clark Jones, by and through her Attorney-in-Fact, Teresa Thomas, and Sammie Jones, by and through his Attorney-in-Fact, Teresa Thomas, 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 12th day of December, 2012.

Sandy F. Johnson
Notary Public
Commission Expires:




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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Francine Clark Jones and Sammie Jones	Grantee's Name	Tungesh Nath Mohan and Annette Imelda Mohan
Mailing Address	6619 Winchester Circle Pelham, AL 35124	Mailing Address	7528 Blue Fox Run #13 West Chester, OH 45069
Property Address	6619 Winchester Circle Pelham, AL 35124	Date of Sale	December 12, 2012
		Total Purchase Price	\$194,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Francine Clark Jones and Sammie Jones, 6619 Winchester Circle, Pelham, AL 35124.

Grantee's name and mailing address - Tungesh Nath Mohan and Annette Imelda Mohan, 7528 Blue Fox Run #13, West Chester, OH 45069.

Property address - 6619 Winchester Circle, Pelham, AL 35124

Date of Sale - December 12, 2012.

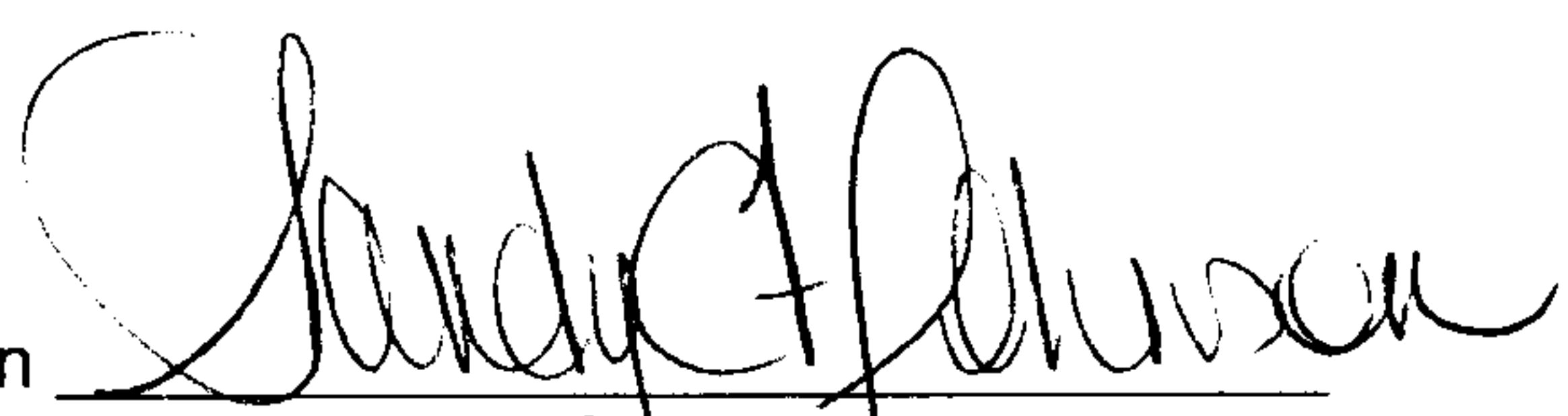
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: December 12, 2012

Sign 
Agent



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