

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

20151113000393150
11/13/2015 08:05:42 AM
DEEDS 1/2

This Document Prepared By:

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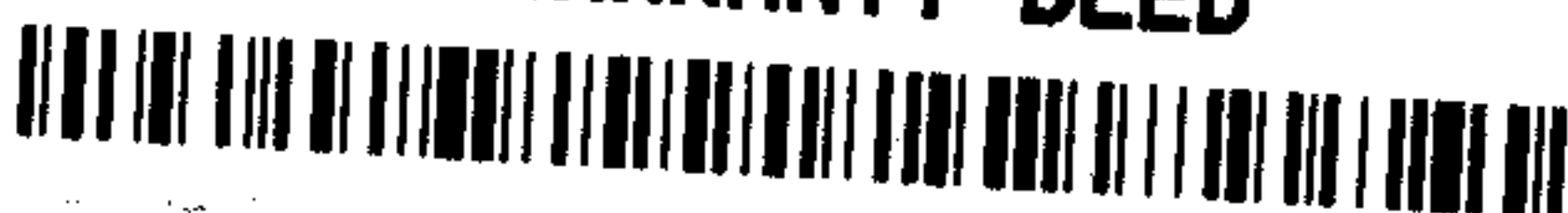
After Recording Send Tax Notice To:

Sam Ramakrishnan, et al
2970 Garden Creek Circle
Pleasanton, CA 94588

Reference No: 20214
Order No: 9903903

50744308

FIRST AMERICAN ELS
SPECIAL WARRANTY DEED



Assessor's Parcel Number: 13-7-26-4-002-021.000

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00), to the undersigned GRANTOR, **Tyler D. Vann, a single man**, (herein referred to a grantor) in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell, convey and SPECIALLY WARRANT unto **Sampath Ramakrishnan and Rajasree Srinivasan, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee), whose mailing address is 2970 Garden Creek Circle, Pleasanton, California 94588, all right, title, interest and claim to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 26, ACCORDING TO THE MAP AND SURVEY OF WILLOW POINT, PHASE 1, AS RECORDED IN MAP BOOK 21, PAGE 101, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

MORE commonly known as: 245 Willow Point Circle, Alabaster, Alabama 35007
Source of Title. Ref.: Deed: Recorded December 30, 2008; Doc. No. 20081230000478660

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Tyler D. Vann have hereunto set my (our) hand(s) and seal(s), this 30th day of October, 2015.

T.D.V.
Tyler D. Vann

Lauren Stubbs Vann
Lauren Stubbs Vann

General Acknowledgement

STATE OF Alabama
Jefferson COUNTY

I, Dana Wright McGowin a Notary Public in and for said County, in said State, hereby certify that Tyler D. Vann and Lauren Stubbs Vann, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 30th day of October, 2015.



Dana Wright McGowin
NOTARY PUBLIC
My Commission Expires: 3/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2015 08:05:42 AM
\$112.00 CHERRY
20151113000393150

James W. Fuhrmeister