

Send tax notice to:  
ATUL KUMAR  
4888 Keith Drive  
Birmingham, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2017009

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Four Thousand Four Hundred and 00/100 Dollars (\$304,400.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHRISTY JOHNSON F/K/A CHRISTY SWORDS, A MARRIED WOMAN whose mailing address is: 18003 Countrywood Cove Oxford, MS 38165 (hereinafter referred to as "Grantors") by ATUL KUMAR and SHASHI SINGH whose property address is: 4888 Keith Drive, Birmingham, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 6, according to the Survey of Lincoln Park, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor or her spouse.

Christy Johnson f/k/a Christy Swords is the surviving grantee of that certain Deed recorded July 31, 2008 as Instrument No. 20080731000308240, in the Probate Office of Shelby County, Alabama. The other grantee James N. Swords, is deceased having died on or about February 3, 2014.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. EASEMENTS, BUILDING LINES, AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER

RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,  
INCLUDING RELEASE OF DAMAGES  
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1994-23338

\$273,960.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its  
successors and assigns, that it is lawfully seized in fee simple of said premises; that they  
are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and  
assigns forever against the lawful claims of all persons.

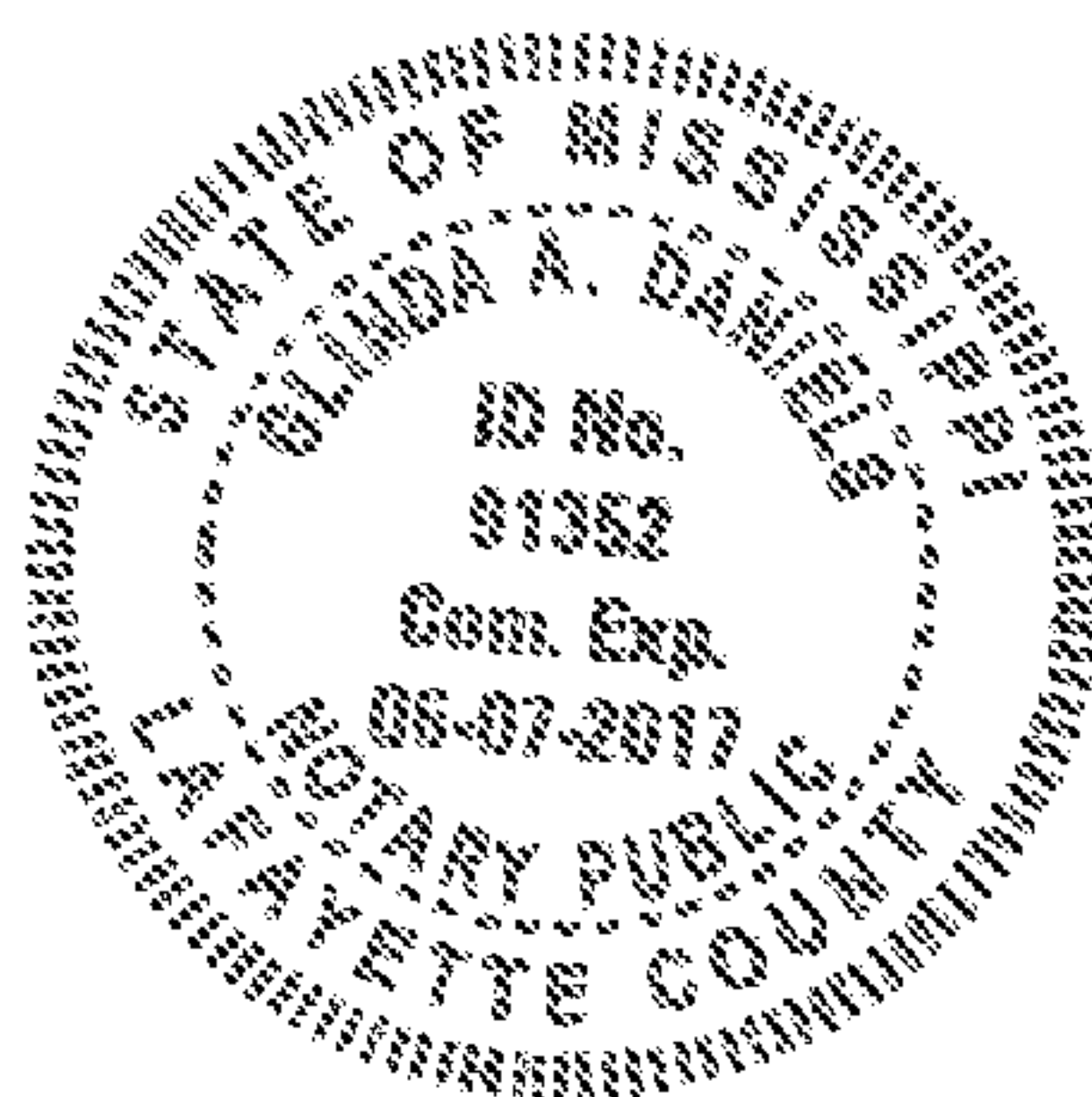
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 25<sup>th</sup> day of January, 2017.

*Christy Johnson*  
CHRISTY JOHNSON

STATE OF Mississippi  
COUNTY OF Leflore

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that CHRISTY JOHNSON whose name(s) is signed to the foregoing instrument,  
and who is/are known to me, acknowledged before me on this day, that, being informed of  
the contents of the said instrument, she executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this the 25 day of January, 2017.



*Glinda A. Daniels*  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/02/2017 11:25:47 AM  
S48.50 CHERRY  
20170202000040490

*James W. Fuhrmeister*