

20170814000294330

08/14/2017 02:46:55 PM

DEEDS 1/2

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To

Amit Dhawan
556 Bentmoor Dr
Helena, Alabama 35080

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$204,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Brendt C. Bedsole and Mary Elizabeth Bedsole a married couple (the "Grantor", whether one or more), whose mailing address is 9426 ASPEN CIRCLE SPANISH FORT AL 36526 do hereby grant, bargain, sell, and convey unto Amit Dhawan and *Kristen Scarborough Dhawan (the "Grantees"), whose mailing address is 556 Bentmoor Drive, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 556 Bentmoor Drive, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$173,400. of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Brendt C. Bedsole and Mary Elizabeth Bedsole a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 9th day of August, 2017.

Brendt C. Bedsole
Brendt C. Bedsole

Mary Elizabeth Bedsole
Mary Elizabeth Bedsole

State of Alabama
Baldwin County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brendt C. Bedsole and Mary Elizabeth Bedsole, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9 day of August, 2017.

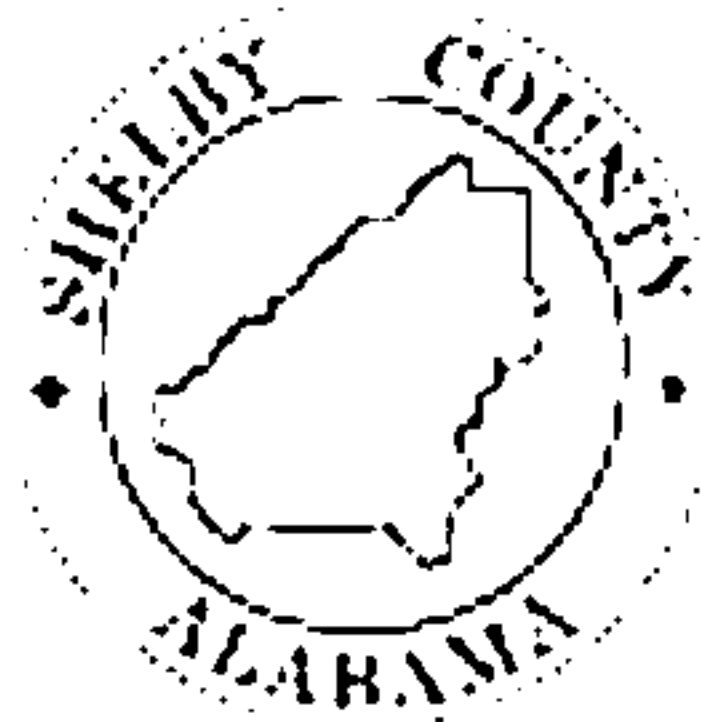
[Signature]
Notary Public
Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 17, 2019

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EXHIBIT "A"
Legal Description

Lot 1444, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Three, as recorded in Map Book 33, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/14/2017 02:46:55 PM
\$49.00 DEBBIE
20170814000294330

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.