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11/16/2021 01:21:44 PM
DEEDS 1/2

Send tax notice to: Richard B. Fabian, 3039 Eagle Ridge Lane, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thirty-six thousand and no/100 (\$336,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Dushyant A. Patel and his wife Falguni D. Patel

whose mailing address is:

1170 Shades Crest Rd Hoover AL 35226

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Richard B. Fabian whose mailing address is:

3039 Eagle Ridge Lane, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3039 Eagle Ridge Lane, Birmingham, Al. 35242** to-wit:

Lot 8, according to the Survey of The Hills at Brook Highland, as recorded in Map Book 37, Page 105 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$268,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 9 day of November, 2021.

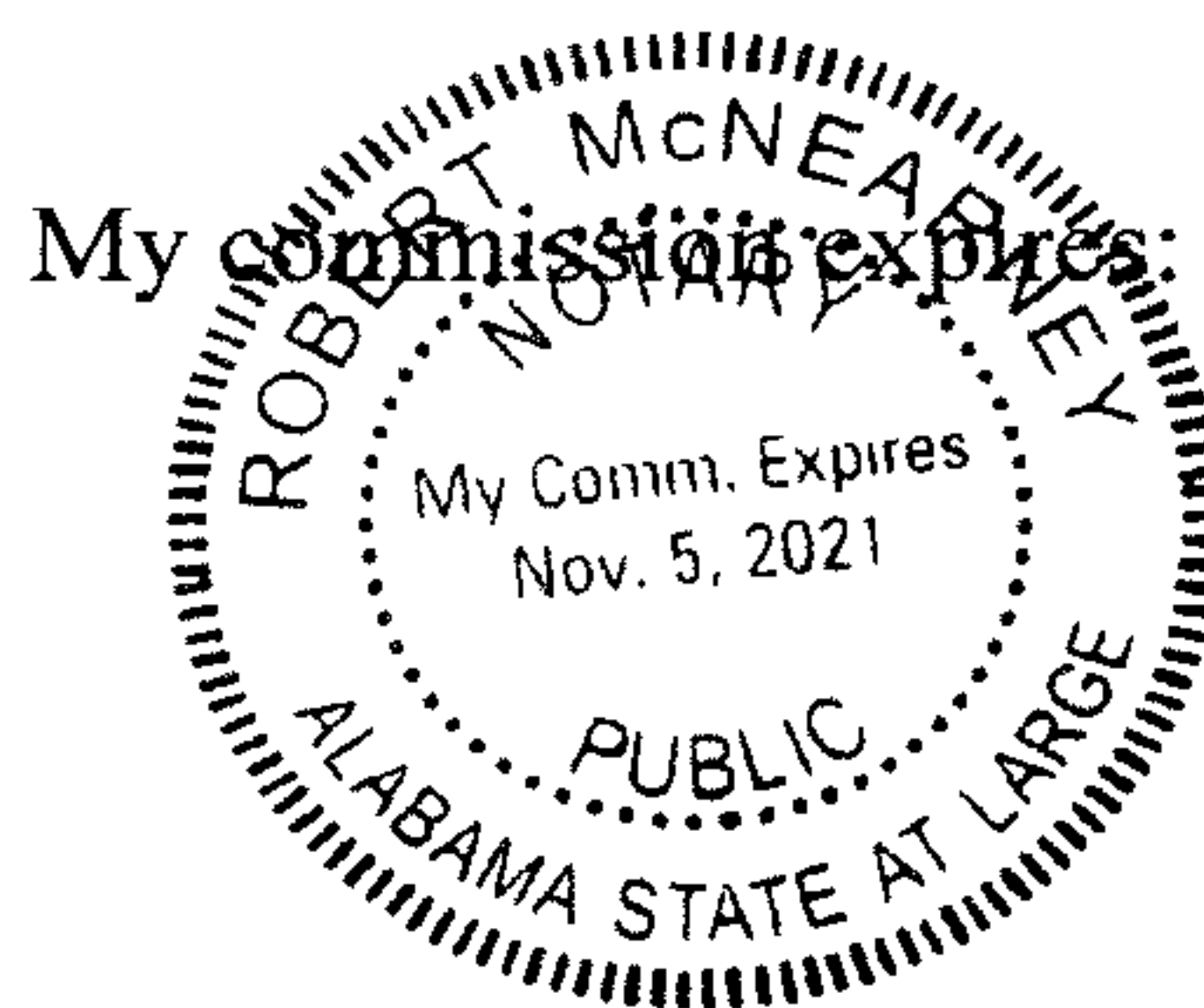
D P - tl (Seal)
DUSHYANT A. PATEL

Falguni D. Patel (Seal)
FALGUNI D. PATEL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dushyant A. Patel and his wife Falguni D. Patel 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 conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 4 day of December, 2021.

[Signature]
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2021 01:21:44 PM
\$92.50 JOANN
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Allie S. Bayl