

Send Tax Notice to:
James David Waid and Suzzane W.
Waid
142 Narrows Creek Drive
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-12371

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Nareshkumar Jayavelu and Sweetha Nagayyan, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1049 Clifton Road, Hoover, AL 35244

by **James David Waid and Suzzane W. Waid (herein referred to as "Grantee," whether one or more)**, whose mailing address is

142 Narrows Creek Drive, Birmingham, AL 35242
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 property, which has a mailing address of **142 Narrows Creek Drive, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$280,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6th day of September 2023

Nareshkumar Jayavelu
Nareshkumar Jayavelu

N. Sweetha
Sweetha Nagayyan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Nareshkumar Jayavelu and Sweetha Nagayyan whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2023.

Patrick Galloway
Notary Public
My Commission Expires 10-4-25

Patrick Galloway
Notary Public
Alabama State At Large
My Commission Expires: October 4th, 2025

EXHIBIT A

Property 1:

Lot 9, according to the Amended Map of Narrows Creek, as recorded in Map Book 27, Page 81, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions as recorded in Inst. #2000-9755, in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the 'Declarations').



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2023 01:27:33 PM
\$128.00 JOANN
20230908000272360

Allen S. Beal