

20050922000492290 1/1 \$36.50
Shelby Cnty Judge of Probate, AL
09/22/2005 10:36:21AM FILED/CERT

Shelby County, AL 09/22/2005
State of Alabama
Deed Tax: \$25.50

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
William T. Owens
Lauren E. Owens
436 Midridge Lane
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-two thousand, five hundred and 00/100 (\$122,500.00) Dollars [of which amount \$97,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Solomon R. Madadha and wife, Hemamalini Murathoty Sunitha, who signs by her attorney in fact, Solomon Madadha (herein referred to as grantors) do grant, bargain, sell and convey unto William T. Owens and Lauren E. Owens (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 23, according to the Survey of Final Plat of Midridge Village, Phase 1, as recorded in Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this September 15, 2005.

Solomon R. Madadha (SEAL)
Solomon R. Madadha

Hemamalini Murathoty Sunitha (SEAL) by Solomon Madadha
Hemamalini Murathoty Sunitha, who signs by her atty in fact, Solomon Madadha

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Solomon R. Madadha, a married man, whose name(s) is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on September 15, 2005.

My commission expires: 4/6/08

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Solomon Madadha, whose name as Attorney-in-Fact for Hemamalini Murathoty Sunitha, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 15 day of September, 2005.

My commission expires: 4/6/08

STATE OF ALABAMA)
JEFFERSON COUNTY)

NOTARY PUBLIC

Notary Public

