



20060505000212310 1/2 \$64.00
 Shelby Cnty Judge of Probate, AL
 05/05/2006 10:26:50AM FILED/CER

Shelby County, AL 05/05/2006
 State of Alabama

Deed Tax: \$50.00

Send tax notice to:
Charles B. McLellan
Margaret A. McLellan
3420 Crossings Way
 Birmingham, AL 35242

This instrument prepared by:
 Stewart & Associates, P.C.
 3595 Grandview Pkwy, #645
 Birmingham, Alabama 35243
 NTC0600213

STATE OF ALABAMA
 COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned Vinayak Sankhe and Padmini Sampatkumar, Husband and Wife, (hereinafter referred to as Grantors”) by Charles B. McLellan and Margaret A. McLellan (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 6-A, according to the Resurvey of Lots 5 & 6, Caldwell Crossings, as recorded in Map Book 29, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
 ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Vinayak Sankhe and Padmini Sampatkumar hereunto set their signature(s) and seal(s) on April 26, 2006.

Vinayak Sankhe

Vinayak Sankhe

Padmini S

Padmini Sampatkumar

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vinayak Sankhe and Padmini Sampatkumar, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2006.

Mary Pamela Short

Notary Public

Print Name:

Commission Expires: 9-16-06

(NOTARIAL SEAL)

