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20060711000330760 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
07/11/2006 09:04:33AM FILED/CERT

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax: \$.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

ASHOK G. PATEL
510 BAYHILL RIDGE CIRCLE
BIRMINGHAM, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **FOUR HUNDRED FIFTY SEVEN THOUSAND NINE HUNDRED NINETY NINE DOLLARS 00/100 (\$457,999.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **DONALD A. ULINSKI and KAY A. ULINSKI, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ASHOK G. PATEL and MANAXIBEN PATEL, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF HEATHERWOOD FOREST, SECTOR TWO, AS RECORDED IN MAP BOOK 17, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. 35 FOOT BUILDING SETBACK LINE ALONG BAYHILL RIDGE CIRCLE AND BAYHILL ROAD AS SHOWN ON RECORDED MAP.
3. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
4. COVENANTS, CONDITIONS, AND RESTRICTIONS (PROVISIONS, IF ANY, BASED ON RACE COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN ARE OMITTED) AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN INSTRUMENT #1993-35854 AND INSTRUMENT #1994-1184.

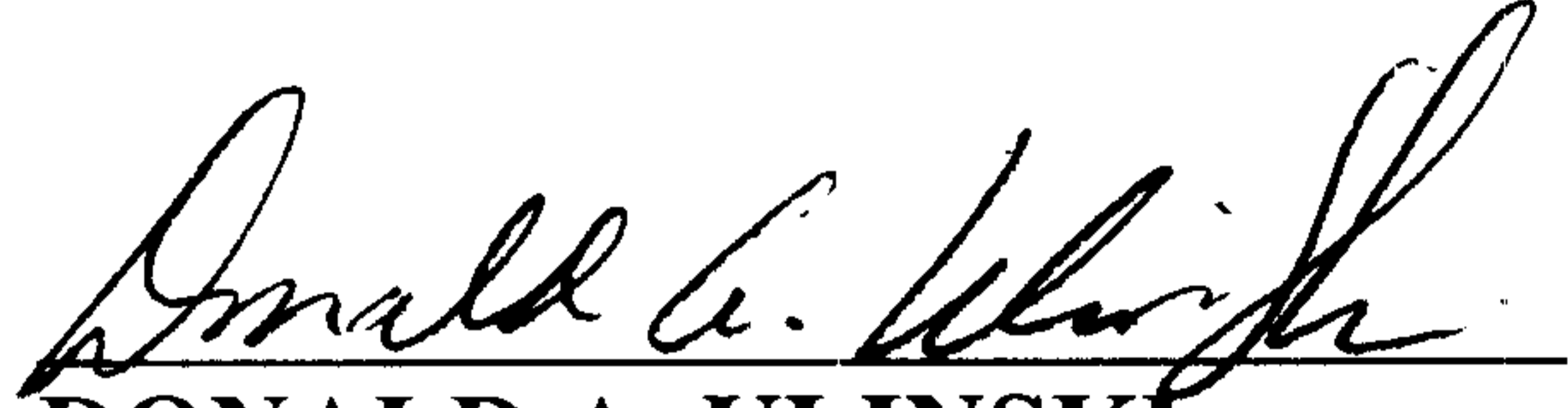
\$366,350.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$91,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, **DONALD A. ULINSKI and KAY A. ULINSKI, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 2006.


DONALD A. ULINSKI

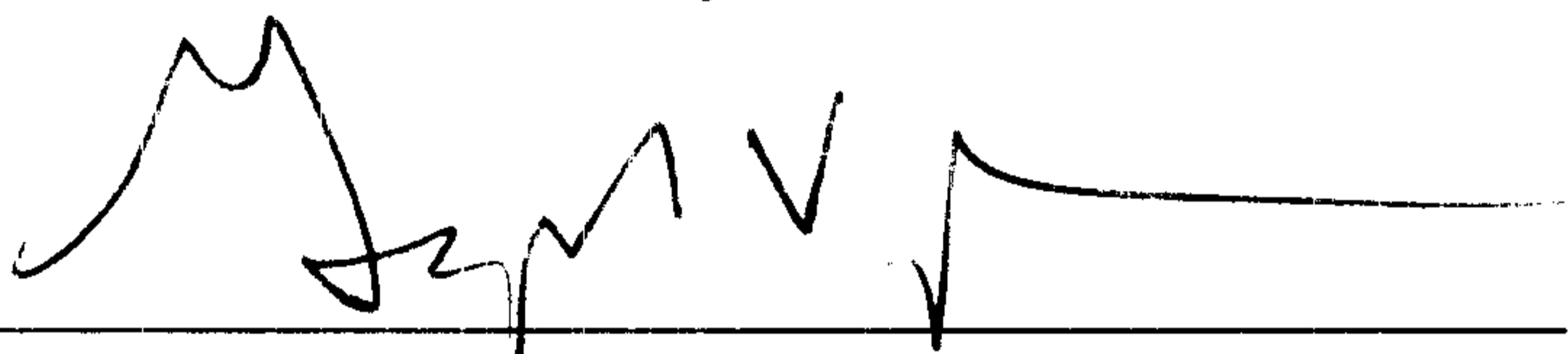

KAY A. ULINSKI

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DONALD A. ULINSKI and KAY A. ULINSKI, HUSBAND AND WIFE**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of June, 2006.



Notary Public

My commission expires: 9.29.06

