

146991



20060921000469630 1/2 \$25.00
 Shelby Cnty Judge of Probate, AL
 09/21/2006 12:56:05PM FILED/CERT

Shelby County, AL 09/21/2006

State of Alabama

Deed Tax:\$11.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
 R. Shan Paden
 PADEN & PADEN, PC
 5 Riverchase Ridge
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:
 DHARMESH VORA
 498 FOREST LAKES DRIVE
 STERRETT, AL 35147

**STATE OF ALABAMA
 COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED SIXTEEN THOUSAND DOLLARS 00/100 (\$216,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, **CALVIN A. ABRAM and SHUNTAE D. HALL-ABRAM, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DHARMESH VORA AND TULSI VORA**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 148 according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32 at Page 26 A & B, in the Probate Office of Shelby County, Alabama.

*Shuntae D. Abram and Suntae D. Hall-Abram are one and the same person.
 SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. MATTERS SHOWN OF RECORD IN MAP BOOK 32, PAGE 26 A AND B.
3. BUILDING SETBACK LINE OF 15 FEET AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION WHICH SETBACK HAS NOT BE VIOLATED.
4. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, AT PAGE 191, BOOK 16, PAGE 323; AND BOOK 236, PAGE 829.
5. EASEMENT TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.
6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 2004010200000390.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO AS RESERVED IN BOOK 53, AT PAGE 262 AND DEED BOOK 331, AT PAGE 262.
8. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 20031006000671368.
9. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
10. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, VARIATIONS OR SHORTAGES IN AREA OR CONTENT AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR INSPECTION OF THE PREMISES.
11. ROADS, STREAMS, WAYS OR EASEMENTS OR CLAIMS OR EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, RIPARIAN RIGHTS AND TITLE TO ANY FILLED-IN LAND.
12. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
13. ANY ASSESSMENT WHICH IS A LIEN, BUT NOT YET CERTIFIED TO PROPERTY TAX

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AUTHORITY.

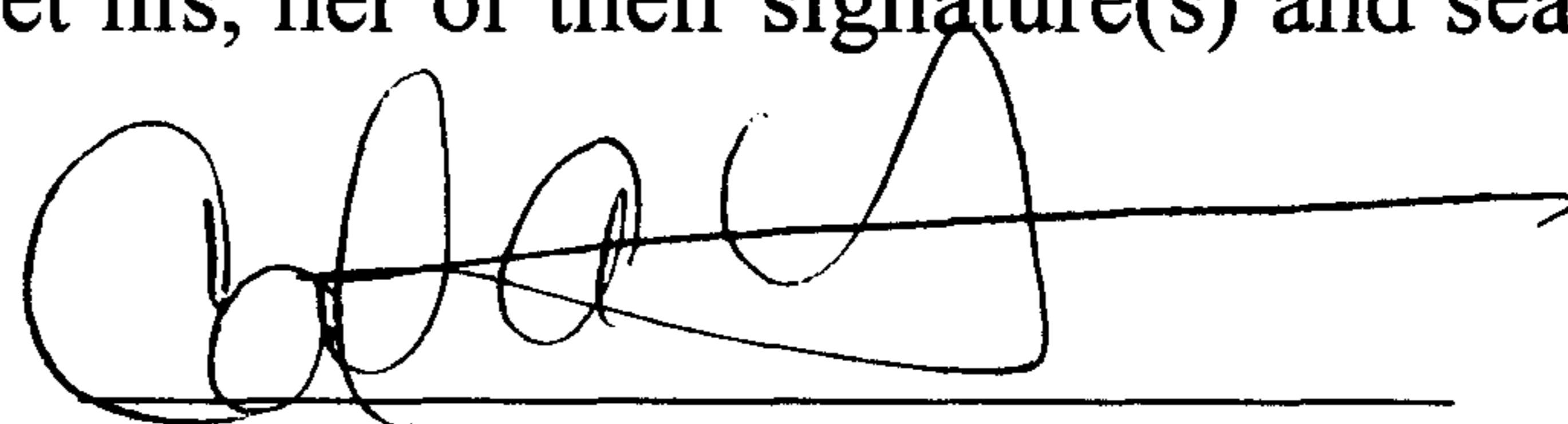
\$172,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$32,400.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **CALVIN A. ABRAM** and **SHUNTAE D. HALL-ABRAM**, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of July, 2006.



CALVIN A. ABRAM

Shuntae D. Hall- Abram by her attorney in fact
Calvin A. Abram

SHUNTAE D. HALL-ABRAM BY
HER ATTORNEY IN FACT, CALVIN
A. ABRAM

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

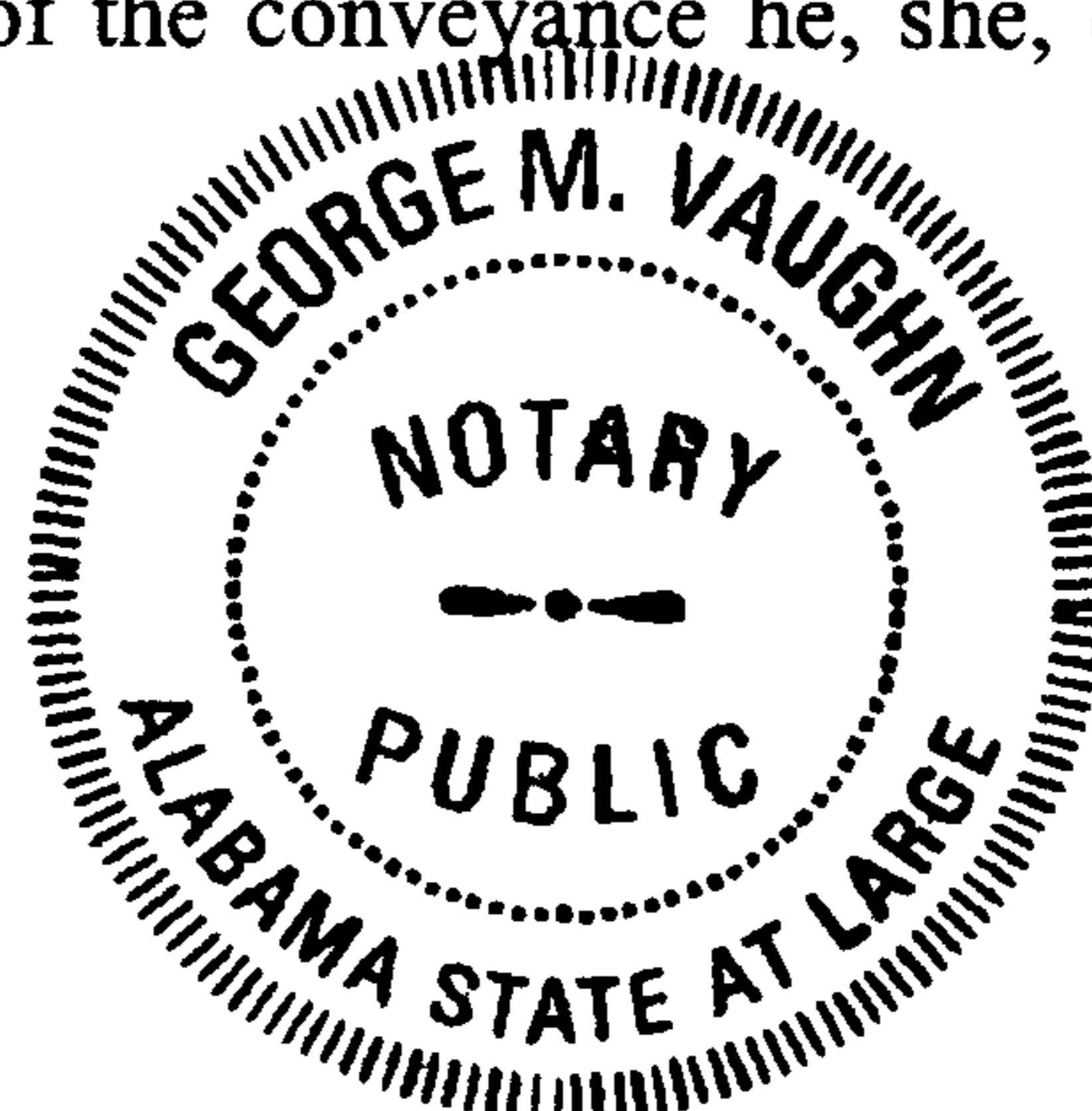
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CALVIN A. ABRAM**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of July, 2006.



Notary Public

My commission expires: 9.29.01

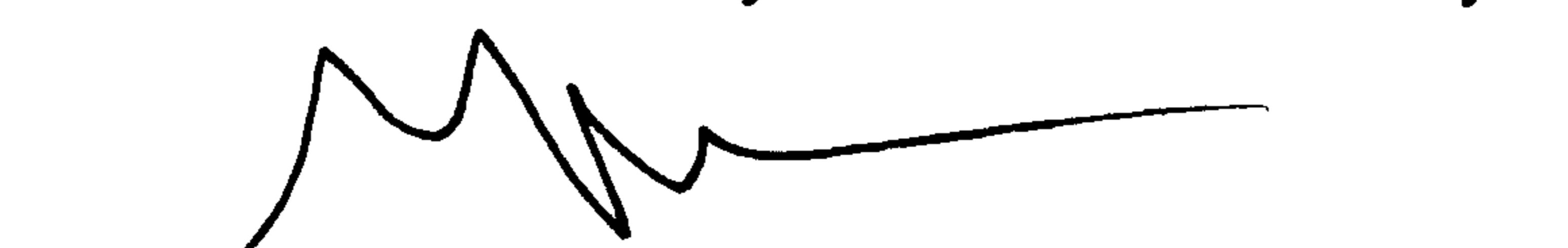


STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **CALVIN A. ABRAM** whose name(s) as attorney in fact for **SHUNTAE D. HALL-ABRAM**, 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, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 24TH day of JULY, 2006.



Notary Public

My commission expires: 9.29.01

