



20061206000592050 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/06/2006 02:41:54PM FILED/CERT

Shelby County, AL 12/06/2006
State of Alabama

Deed Tax: \$1.00

BHM0600619

Send tax notice to:

Navaneethakrishnan Kandasamy
131 Reach Way
Birmingham, Alabama 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #600
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Six Thousand Five Hundred and 00/100 Dollars (\$166,500.00)** in hand paid to the undersigned, **Denise M. Hardisty**, an unmarried woman, (hereinafter referred to as "Grantor") by **Navaneethakrishnan Kandasamy**, an unmarried man (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A & 11B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

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

A TOTAL OF \$165,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

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

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 4th day of December, 2006.

Denise M Hardisty
Denise M. Hardisty

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise M. Hardisty, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of December, 2006.

(Notary Seal)



Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 8/28/10