



20080408000142080 1/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
04/08/2008 01:21:27PM FILED/CERT

Shelby County, AL 04/08/2008  
State of Alabama

Deed Tax: \$30.00

FRS File No.: 557509

Customer File No.: APRO3671

### WARRANTY DEED

THE STATE OF ALABAMA  
COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Ninety Nine Thousand & no/100 (\$299,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Santhosh Keshavan and Divya Keshavan, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Robert W. Lee and Anna Dacy Lee, as joint tenants with rights of survivorship

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 114, according to the map or survey of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 5428 Hickory Ridge Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

Simultaneously with the delivery of this deed, grantee(s) executed a purchase money mortgage in the amount of \$269,100.00 to secure an amount borrowed to finance the above-described property

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 4th day of April, 2008.

Santhosh Keshavan (Seal)  
Santhosh Keshavan

Divya Keshavan (Seal)  
Divya Keshavan

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Santhosh Keshavan Married (fill in marital status) whose name 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 seal this the 7 day of November, 2007.

[Signature] (Seal)  
Notary Public

**MY COMMISSION EXPIRES February 9, 2011**

My Commission Expires

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Divya Keshavan married (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 7 day of November, 2007.

[Signature] (Seal)  
Notary Public

**MY COMMISSION EXPIRES February 9, 2011**

My Commission Expires

This document prepared by: Sharon Peterson, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344