

20081104000427080 1/1 \$71.00
Shelby Cnty Judge of Probate, AL
11/04/2008 01:11:36PM FILED/CERT

Shelby County, AL 11/04/2008
State of Alabama

Deed Tax: \$60.00

Send tax notice to:
VENUMADHAV CHAKILAM AND NAGA LAVANYA NOLUGU
1948 ARBOR COURT
BIRMINGHAM, ALABAMA

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **CRAIG R. KRASS AND THERESA KRASS, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **VENUMADHAV CHAKILAM AND NAGA LAVANYA NOLUGU**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF FINAL PLAT, ARBOR HILL, PHASE I, AS RECORDED IN MAP BOOK 31, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$240,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.
NAGA LAVANYA NOLUGU IS ONE AND THE SAME AS NAGA LAVANYA MOLUGU
SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 31st day of October, 2008.

Craig R. Krass
CRAIG R. KRASS

Theresa Krass
THERESA KRASS

STATE OF Illinois
COUNTY OF Sangamon

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Craig R. Krass and Theresa Krass is 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2008.

D. P. Blakeman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2010

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

