

WARRANTY DEED

20091013000386940 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
10/13/2009 12:10:06 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$135,000.00** to the undersigned Grantor(s), **Virginia P. Etheridge, an unmarried woman**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Tejas Prakash Batavia** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47, in the Probate Office of Shelby County, Alabama.

**Address of Property: 100 Chase Plantation Parkway
Hoover, Alabama 35244**

Shelby County, AL 10/13/2009
State of Alabama
Deed Tax : \$27.00

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$108,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

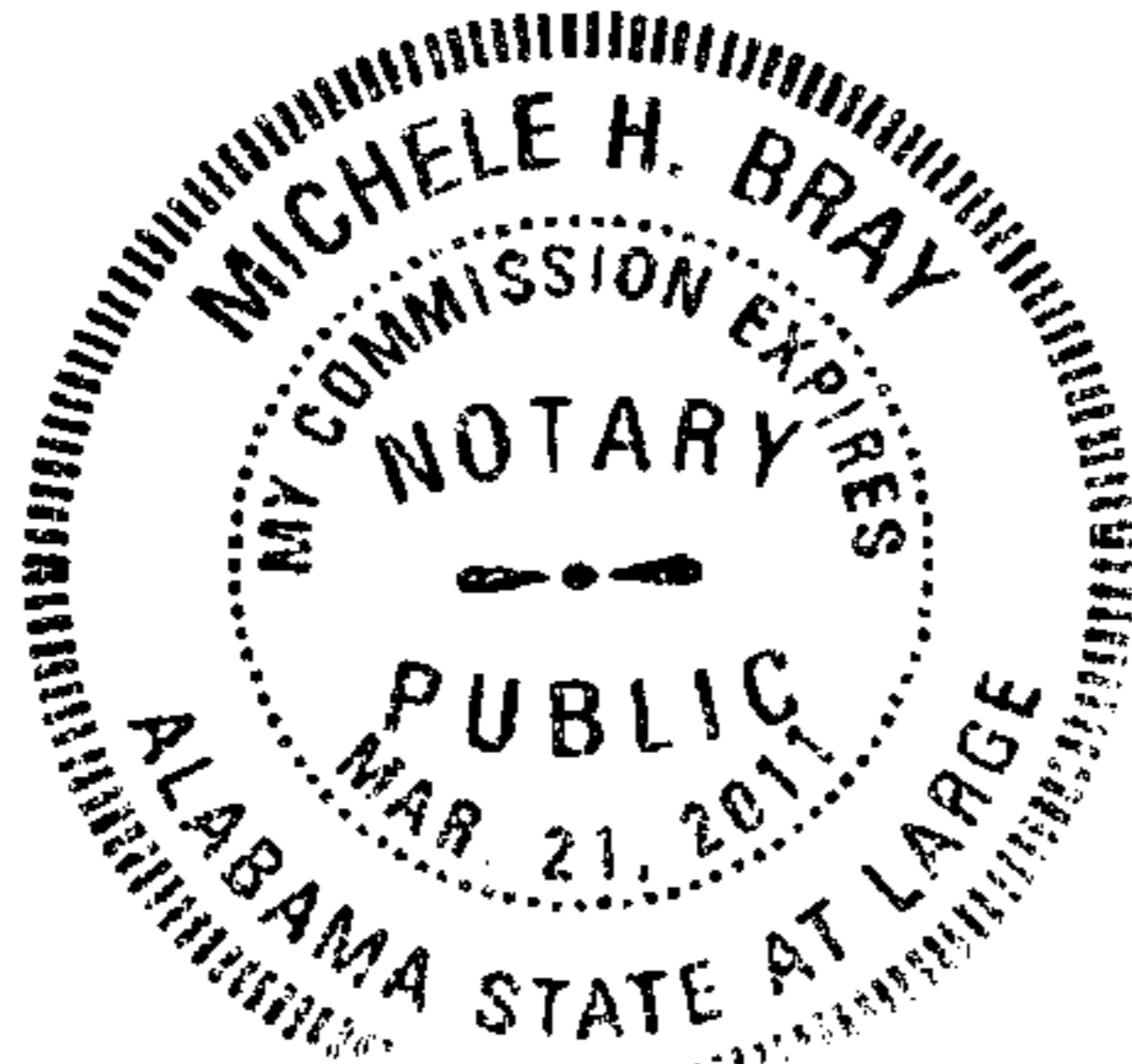
IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 1st day of October, 2009.

By: Virginia P Etheridge Grantor

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Virginia P. Etheridge, an unmarried woman**, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2009.



Michele H Bray
Notary Public

Commission Expires: _____

This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Send Tax Notices To:
Tejas Prakash Batavia
100 Chase Plantation Parkway
Hoover, Alabama 35244