



20091201000442020 1/2 \$321.00
Shelby Cnty Judge of Probate, AL
12/01/2009 02:48:09 PM FILED/CERT

Send tax notice to:
Alexander Harrison Duke
3241 Arbor Hill Trace
Hoover, Alabama 35244

Shelby County, AL 12/01/2009
State of Alabama
Deed Tax : \$307.00

FRS File No.: 619080

Customer File No.: 2103803

WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$307,000.00) Three
Hundred Seven Thousand and No/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby
acknowledged, Sarma V. Peri and Janaki Peri, husband and wife, (herein referred to as GRANTOR),
does hereby GRANT, BARGAIN, SELL and CONVEY unto Alexander Harrison Duke

of

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

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

Lot 216, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, 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 3241 Arbor Hill Trace,
Birmingham, AL 35244, 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, his heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, his 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, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his 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 8th day of May, 2009.

Sarma Peri (Seal)
Sarma V. Peri

Janaki Peri (Seal)
Janaki Peri

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sarma V. Peri 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 8th day of May, 2009.
Regina V. DaMaster (Seal)
Notary Public
Jan 27, 2013
My Commission Expires

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janaki Peri 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 8th day of May, 2009.
Regina V. DaMaster (Seal)
Notary Public
Jan 27, 2013
My Commission Expires

This document prepared by: Bobbie Crow, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216

