

Send tax notice to:

HARIKA MADDULA
1214 INVERNESS COVE WAY
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011115

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$5.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$182,500.00) in hand paid to the undersigned, SUSAN BEARD, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by HARIKA MADDULA AND SRIRAM KALAGARLA (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

72A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 - RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 – RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20051031000563550, IN THE PORBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 365, PAGE 785; REAL 365, PAGE 819 AND INSTRUMENT NO. 1994-34517, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO CITY OF HOOVER, AS RECORDED IN INSTRUMENT NO. 1998-24499, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 306, PAGE 10; REAL 84, PAGE 298, REAL 127, PAGE 54, AND REAL 3318, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESOLUTION TO CITY OF HOOVER AS RECORDED IN BOOK 200764, PAGE 16159, BOOK 200903, PAGE 22929 AND BOOK 200961, PAGE 7609, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA AND ININSTRUMENT NO. 20070820000390150 AND INSTRUMENT NO.

20090324000107500, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. EASEMENT OT CITY OF HOOVER AS RECORDED IN REAL 365 PAGE 871, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20050113000020870; INSTRUMENT NO. 20051006000521560; AND INSTRUMENT NO. 20060130000047870 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$177,873.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

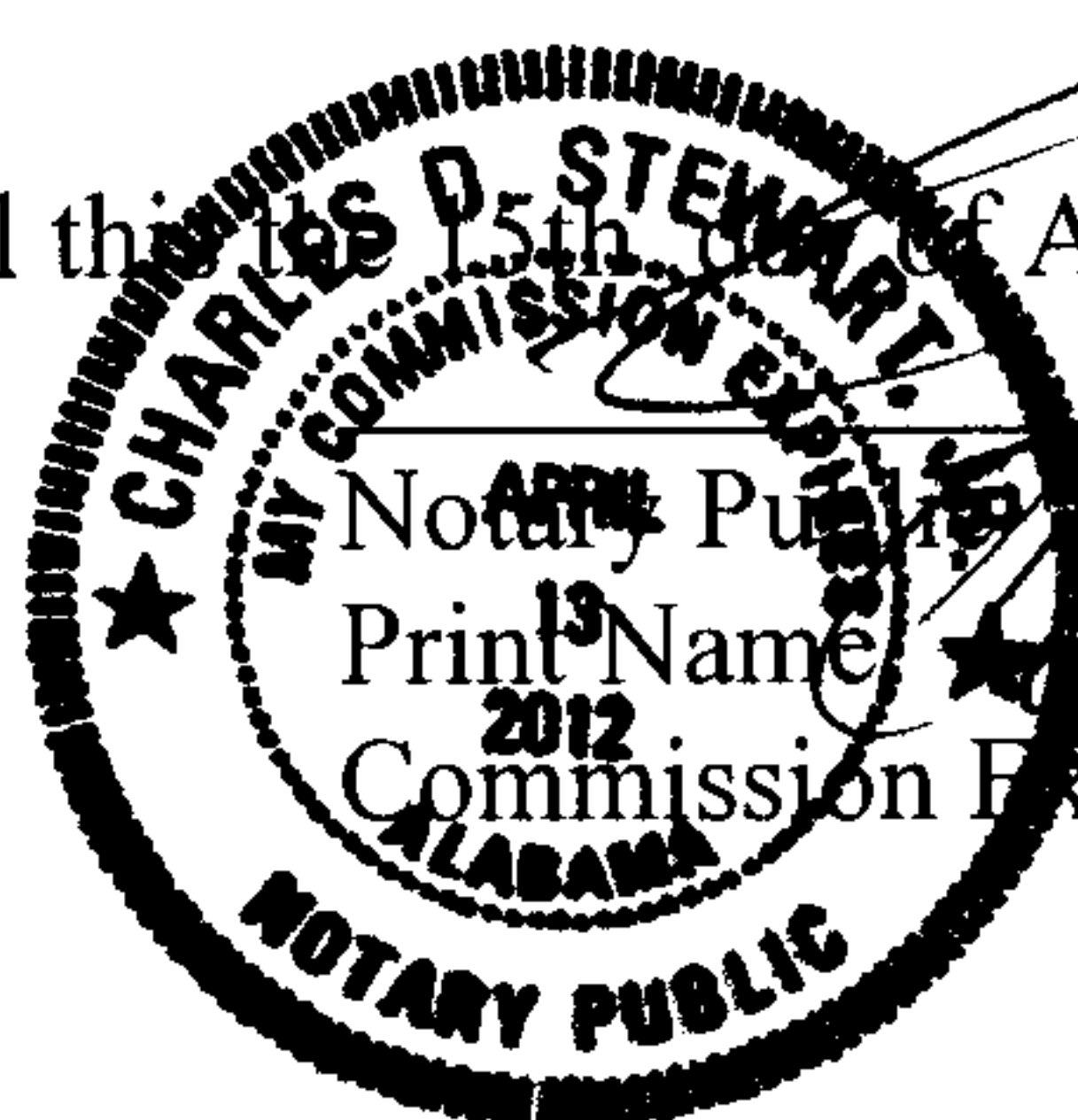
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of April, 2011.


SUSAN BEARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN BEARD, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2011.





4-13-11