



20110707000195660 1/2 \$82.50
Shelby Cnty Judge of Probate, AL
07/07/2011 08:30:24 AM FILED/CERT

Send tax notice to:

PRATIK M. PATEL
2978 BROOK HIGHLAND DRIVE
BIRMINGHAM, AL, 35242-7814

STATE OF ALABAMA
Shelby COUNTY

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

2011213

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax:\$67.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-One Thousand and 00/100 Dollars (\$321,000.00) in hand paid to the undersigned, DAVID R. JOHNSON and LAURA P. JOHNSON, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by PRATIK M. PATEL AND WIFE, RINKUBEN PATEL (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:

LOT 1403, ACCORDING TO THE SURVEY OF BROOK HIGHLAND 14TH SECTOR AN EDDLEMAN COMMUNITY AS RECORDED IN MAP BOOK 23, PAGE 2 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

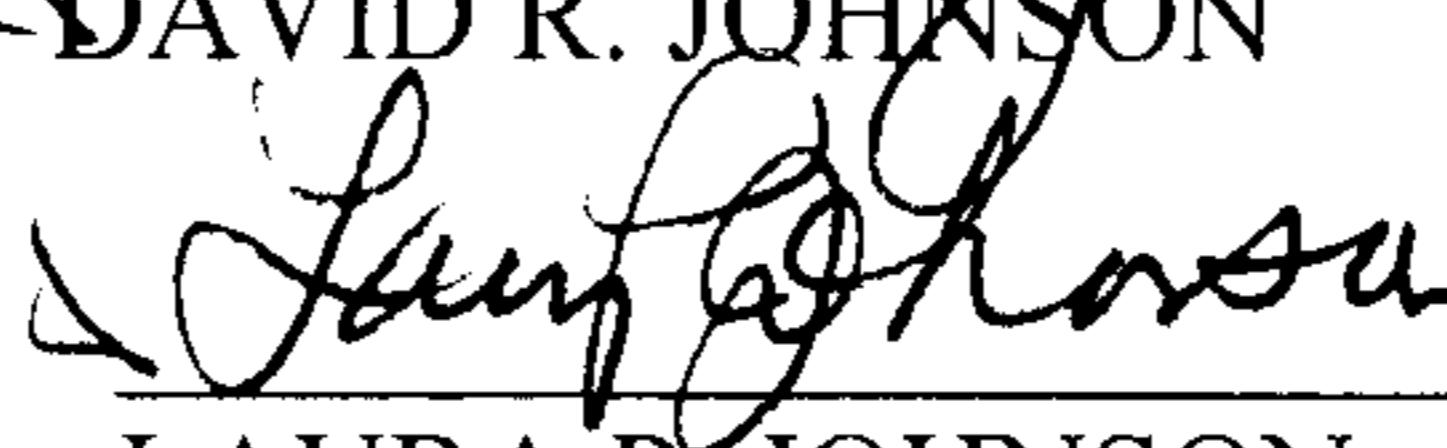
SUBJECT TO:

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. 35-FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 10-FOOT EASEMENT THROUGHT LOT ON EAST SIDE AS SHOWN ON RECORDED MAP. 7 1/2-FOOT EASEMENT ON WEST SIDE OF LOT AS SHOWN ON RECORDED MAP
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1997-32823, INST. NO. 1999-40610 AND INST. NO. 1998-23298.
5. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER WORKS BOARD RECORDED IN INST. NO. 1994-26398 AND INST. NO.1997-18581.

\$253,550.00 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 June, 2011.


DAVID R. JOHNSON

LAURA P. JOHNSON



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID R. JOHNSON and LAURA P. JOHNSON, 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 the 15th day of June, 2011.

