

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Thirty Four Thousand and No/100ths Dollars (\$134,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **MOHAMMAD ALTAF ABDUL AND ANAR ALTAF ABDUL, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **LEA BROWN BURNETT** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Birmingham, Shelby County, Alabama, to-wit:

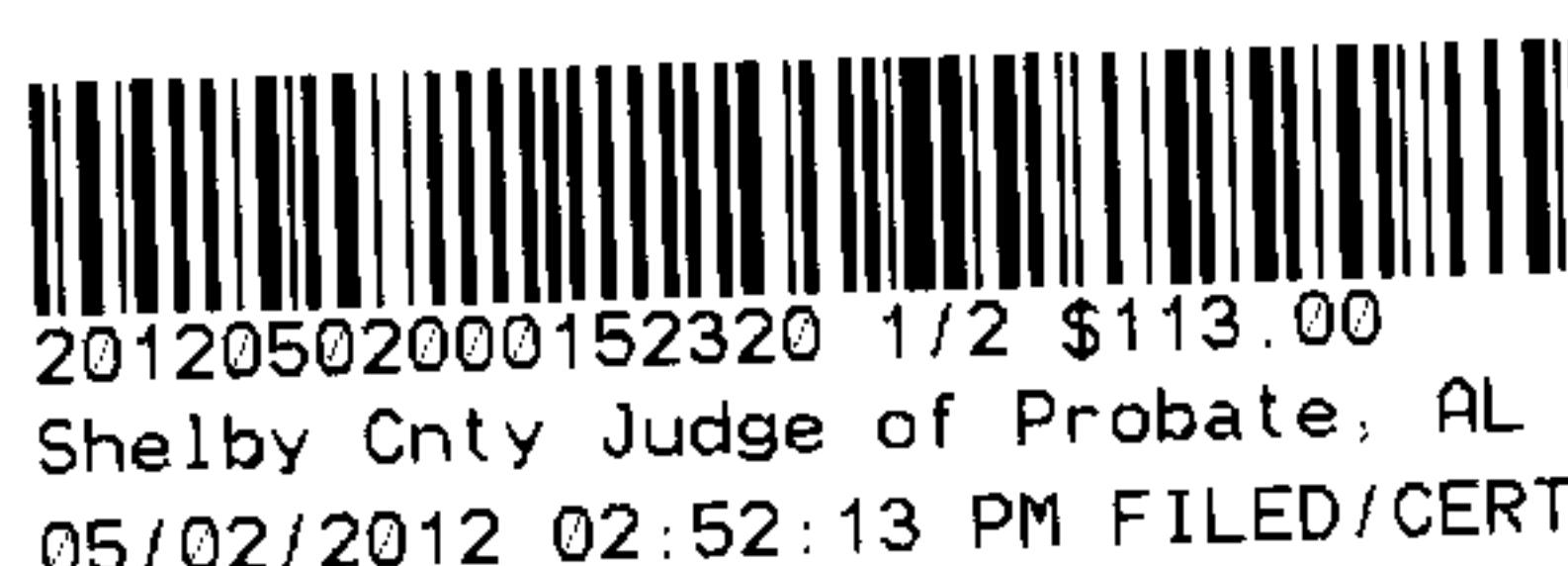
Lot 28-A, according to the Survey of the Resurvey of Lots 25, 26, 27, 28, 29, 30, 31 and 32 of the amended Map of Chase Plantation as recorded in Map Book 8, page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Anar Altaf Abdul and Mohammad Altaf Abdul from Wachovia Bank, N.A., by Deed dated June 28, 2011, and recorded on July 14, 2011, as Instrument No. 20110714000204810 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Utility easements as shown by recorded plat, including, 22 feet from Ashford Circle and an irregular easement along the rear.**
2. **Restrictions, covenants, and conditions as set out in Book 14, page 536 and Book 17, page 550, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictive Covenants with Alabama Power Company as recorded in Book 45, page 95, in Probate Office.**
4. **Reservation(s) of oil, gas and minerals contained in instrument(s) recorded in Deed Book 127, page 140, in Probate Office.**
5. **Terms, condition, obligations and requirements set forth in the Articles of Incorporation of Chase Plantation Homeowners Association recorded in Book 25, page 463, in Probate Office, and all rules and regulations currently existing or which may be imposed from time to time by said Association.**
6. **Restrictions, limitations and conditions as set out in Plat Book 8, page 117, in the Probate Office of Shelby Alabama.**

\$ 36,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.



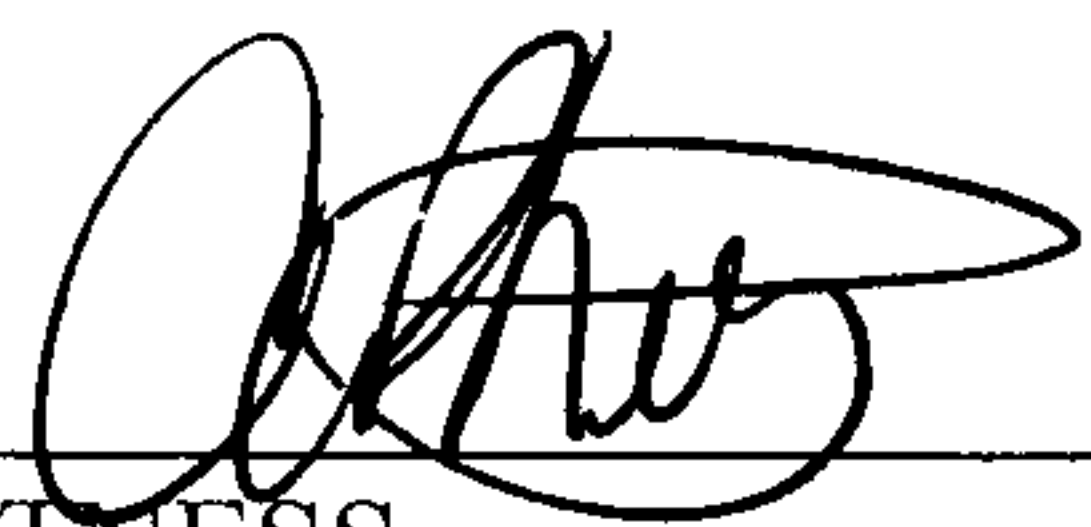
To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

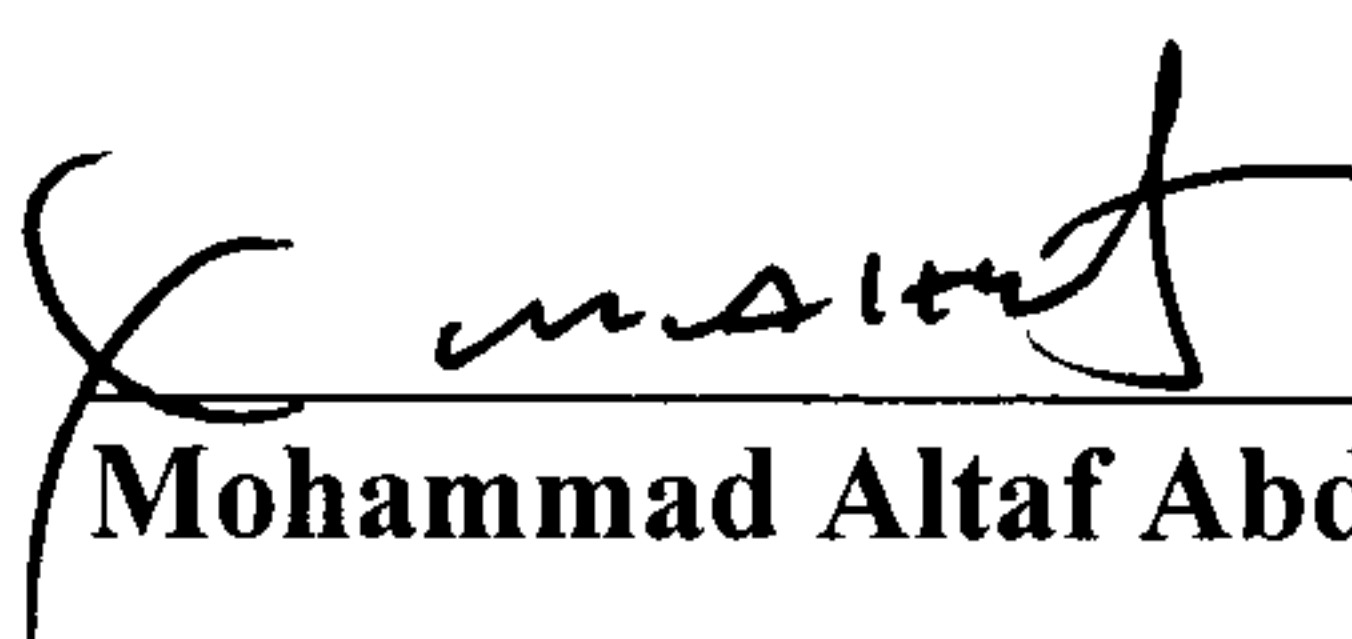
In Witness Whereof, the said Grantors have set their hands and seals this 18th day of April, 2012.



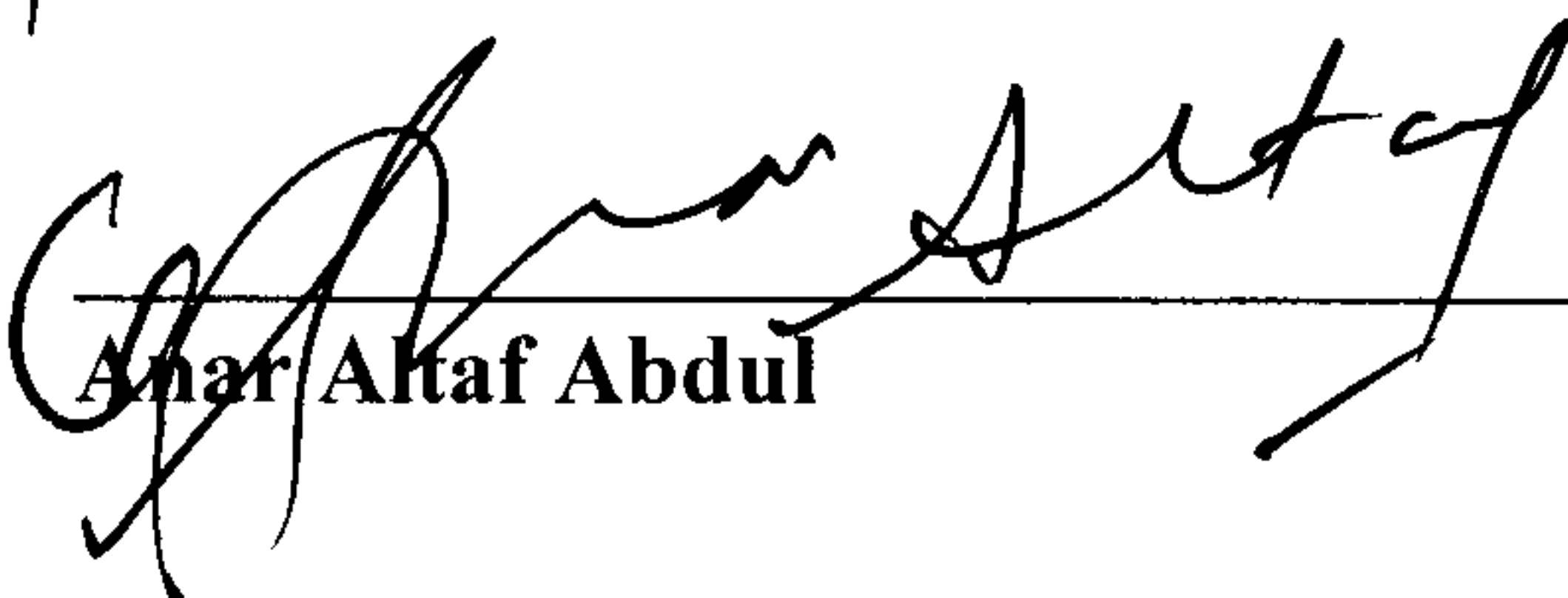
WITNESS



WITNESS



Mohammad Altaf Abdul {L.S.}

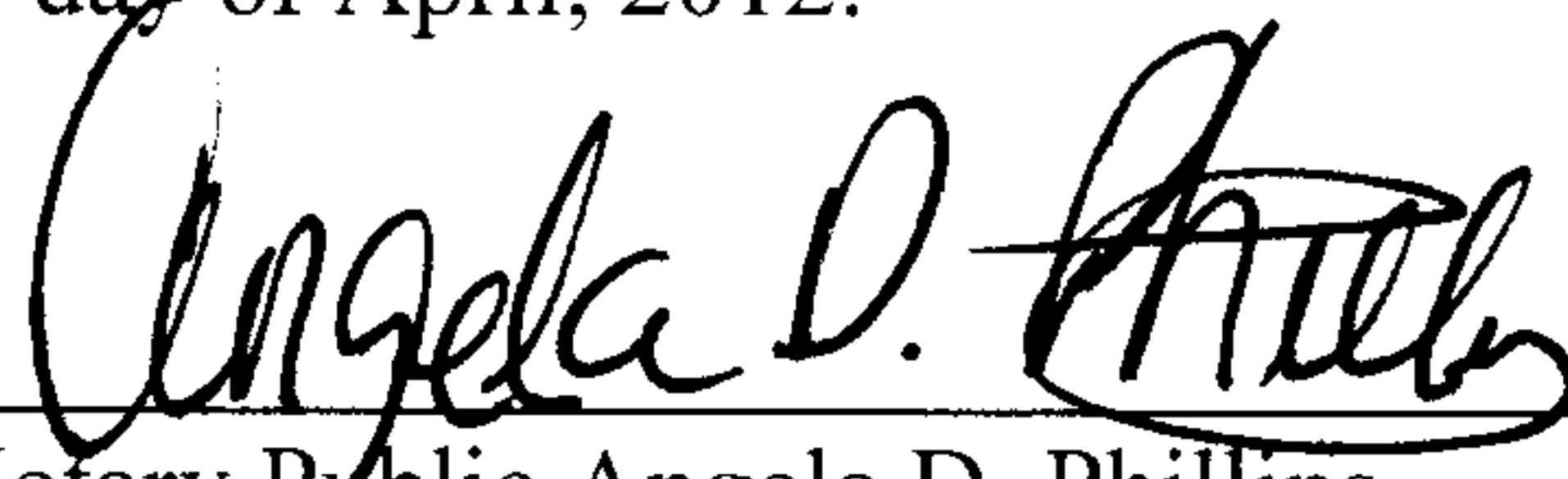


Anar Altaf Abdul {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Mohammad Altaf Abdul and Anar Altaf Abdul**, whose names are signed to the foregoing conveyance, and who 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 seal this 18th day of April, 2012.



Notary Public Angela D. Phillips
My commission expires: 01/12/2016

SEND TAX NOTICE TO:

Lea Brown Burnett
28 Ashford Circle
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:

Charles D. Stewart, Jr.
1900 Indian Lake Drive, Suite A-2
Birmingham, AL 35242
File # 2012-04-1791




20120502000152320 2/2 \$113.00
Shelby Cnty Judge of Probate, AL
05/02/2012 02:52:13 PM FILED/CERT

Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$98.00