

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

Send Tax Notice To: Indira Padmalayam and Girish Padmalayam
2617 Arbor Way
Hoover, Alabama 35244

Presents:

THAT IN CONSIDERATION OF Two Hundred Seventy Two Thousand and No/100 (\$272,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Sajid Jalali and wife, Shabana Jalali man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Indira Padmalayam and Girish Padmalayam** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 150, according to the Final Plat of Arbor Hill Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

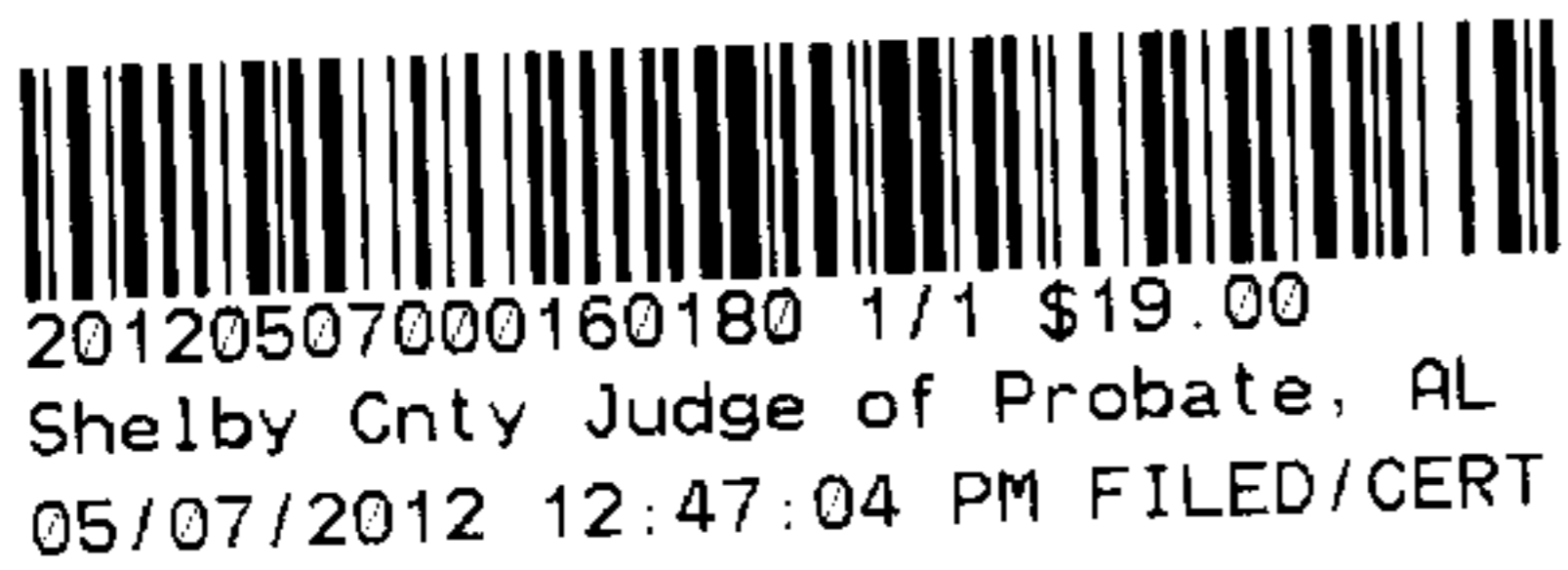
Subject to Mineral and Mining rights of record.

\$265,104.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 27th day of April, 2012.



Sajid

Sajid Jalali

Shabana

Shabana Jalali

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Sajid Jalali and wife, Shabana Jalali whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of April, 2012.

Shelby County, AL 05/07/2012
State of Alabama
Deed Tax: \$7.00

[Signature]
Notary Public

My Commission Expires:

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

