


Property Value: \$59450 (half)

**TITLE NOT EXAMINED**  
**Prepared without benefit of Survey**

  
20120611000205370 1/1 \$71.50  
Shelby Cnty Judge of Probate, AL  
06/11/2012 02:01:42 PM FILED/CERT

Prepared by  
Henry E. Lagman, Attorney at Law  
1900 Indian Lake Drive, Birmingham, Alabama 35244

**QUITCLAIM**  
**DEED**

Shelby County, AL 06/11/2012  
State of Alabama  
Deed Tax: \$59.50

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of pursuant to the divorce agreement between the parties signed June 8, 2012 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Smita Nikam, a single woman

(herein referred to as grantors) hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to

Sagar Nikam, a single man

(herein referred to as Grantee) all of the Grantor's right, title, interest, and claim in or to the following described real estate, to wit:

Lot 29, according to the Survey of Calloway Cove Townhomes, Plat. No. 1, as recorded in Map Book 31, page 67, in the Probate Office of Shelby County, Alabama. Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this 8 day of June, 2012.

WITNESS:

\_\_\_\_\_

S. Nikam  
\_\_\_\_\_  
Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT  
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Smita Nikam whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of June, 2012 A.D.

Rachel Ann Powell  
\_\_\_\_\_  
NOTARY PUBLIC

RACHEL ANN POWELL  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY 23, 2016