

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Robert Emerson Patrick, Sr. and Emma
Laura Patrick
445 Eaton Road
Hoover, AL 35242


WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)


20140227000053500 1/4 \$248.00
Shelby Cnty Judge of Probate, AL
02/27/2014 11:58:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars (\$225,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Niraj Soni and wife Jinal N. Soni, and Bharat Soni, a married person**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Robert Emerson Patrick, Sr. and Emma Laura Patrick** (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 40, according to the Amended Map of Greystone Village, Phase 2, as recorded in Map Book 19, Page 13, in the Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The subject property does not constitute the homestead of Bharat Soni, grantor, or his wife.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 14, 2014.

<< Signatures and Notaries on Following Pages >>

Niraj D. Soni
Niraj Soni

Bharat Soni
Jinal N. Soni
Jinal N. Soni

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Niraj Soni, 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 instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 14th day of February, 2014.

Christa Crow Ketchum
Notary Public



STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Jinal N. Soni, 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 instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 14th day of February, 2014.

Christa Crow Ketchum
Notary Public



STATE OF _____
_____ COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Bharat Soni, 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 instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 14th day of February, 2014.

Notary Public

20140227000053500 2/4 \$248.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Jinal N. Soni, 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 instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 14th day of February, 2014.

Notary Public

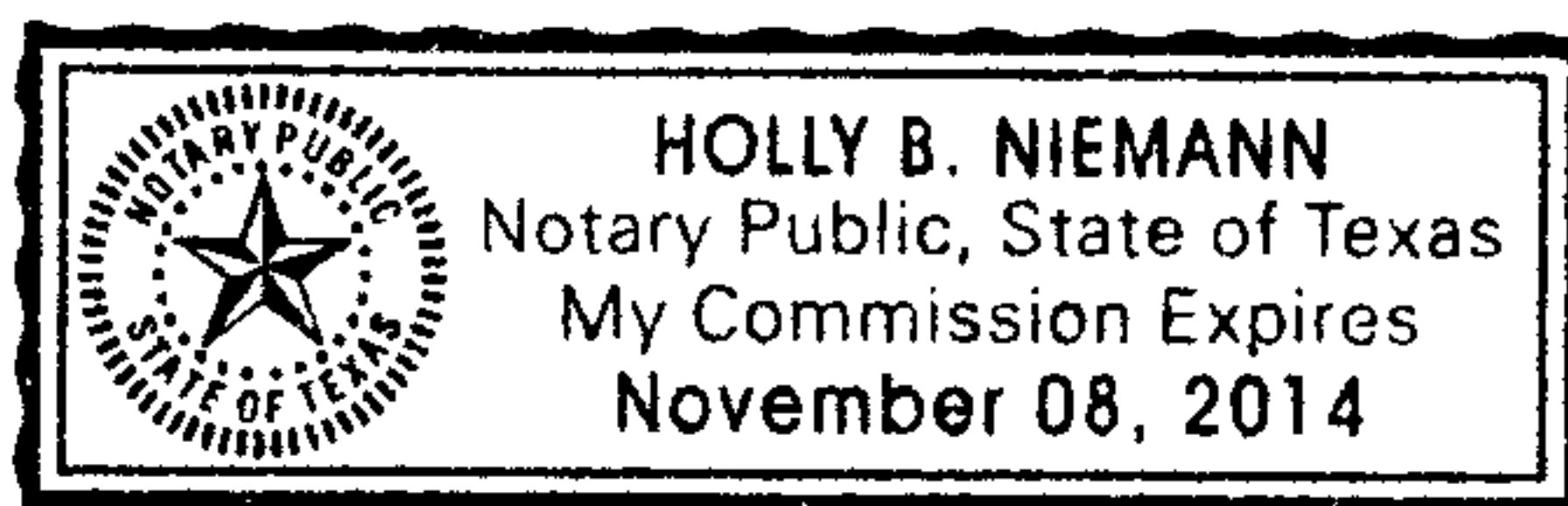

Bharat Soni

STATE OF TEXAS
TARRANT COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Bharat Soni, 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 instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 14th day of February, 2014.


Notary Public



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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1