



20140808000248120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:21 PM FILED/CERT

Send tax notice to:

PAUL WILLIAMS
5299 HARVEST RIDGE LANE
BIRMINGHAM, AL, 35242

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

2014374

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BHARAT S. SHAH and HASU B. SHAH, husband and wife, **whose mailing address is:** 1014 PENNYWORTH DRIVE, SUGAR LAND TX 77479 (hereinafter referred to as "Grantors") by PAUL TANNER WILLIAMS and JENNIFER L. WILLIAMS **whose mailing address is:** 5299 HARVEST RIDGE LANE, BIRMINGHAM, AL 35242 (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 34, ACCORDING TO THE SURVEY OF MEADOW BROOK 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 6A & 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. BUILDING LINE(S), EASEMENT(S) AND RESTRICTION(S) AS SHOWN BY RECORDED MAP.
3. DECLARATION OF PROTECTIVE COVENANTS APPEARING OF RECORD IN MISC VOLUME 57, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 57, PAGE 708, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS REGARDING ALABAMA POWER COMPANY, RECORDED IN MISC VOLUME 57, PAGE 711 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 1, PAGE 344 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
7. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32, PAGE 306 AND VOLUME 40, PAGE 265 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$229,837.00 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 31 day of JULY, 2014.

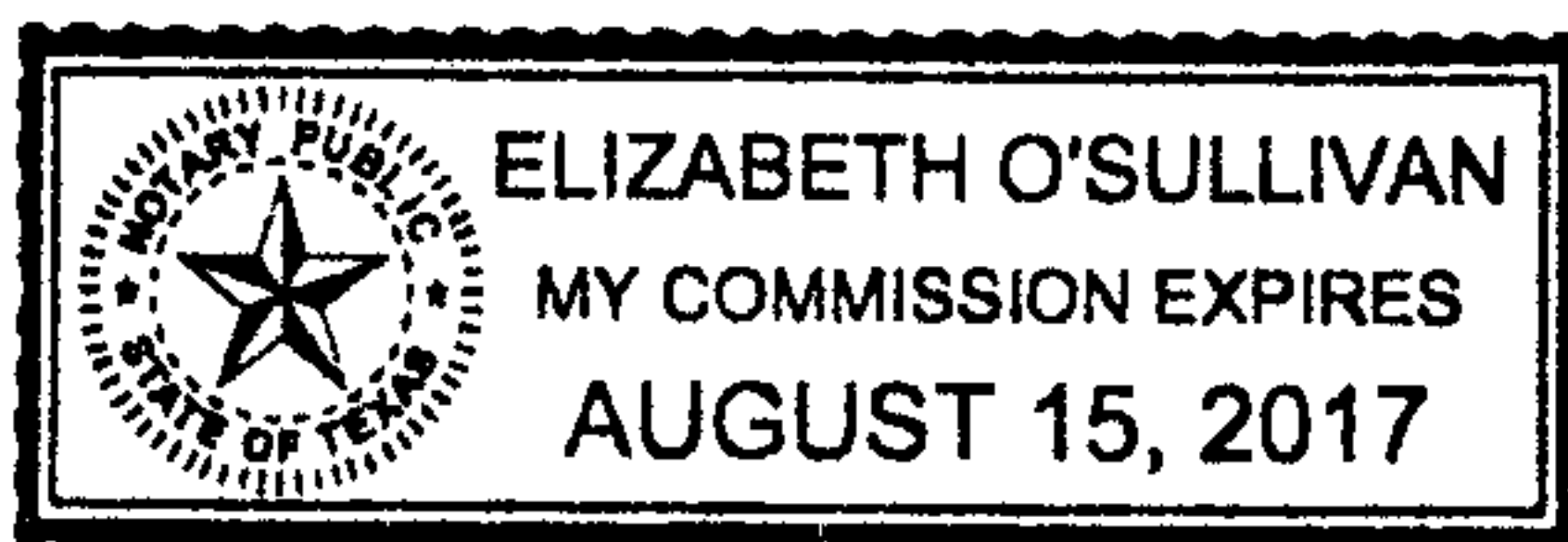
Bharat S. Shah
BHARAT S. SHAH

Hasu B. Shah
HASU B. SHAH

STATE OF Texas
COUNTY OF Fort Bend

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BHARAT S. SHAH and HASU B. SHAH, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of July, 2014.



Elizabeth O'Sullivan
Notary Public
Print Name: Elizabeth O'Sullivan
Commission Expires: August 15, 2017

20140808000248120 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:21 PM FILED/CERT