

20141103000344970
11/03/2014 10:01:29 AM
DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Abdul Dhanani & Noorulain Wadiwala
1091 Belvedere Cte
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$261,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Christopher Vickers and Gretchen Vickers, husband a wife, whose mailing address is 4010 Inverness Ct., Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Abdul R. Dhanani and Noorulain Wadiwala, whose mailing address is 1021 Belvedere Cove, Birmingham, AL 35242 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1021 Belvedere Cove, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$208,800.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of October, 2014.

Christopher Vickers

Gretchen Vickers

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Christopher Vickers and
Gretchen Vickers, whose name is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed the contents of said instrument, they executed the same voluntarily
on the day the same bears date.

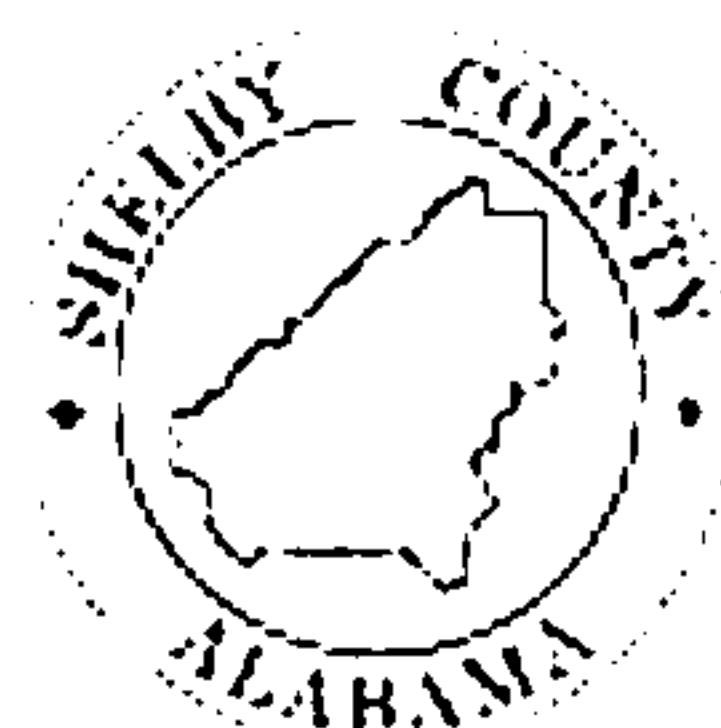
Given under my official hand and seal this the 30th day of October,

Notary Public
Commission Expires: 04/2017



EXHIBIT "A"
Legal Description

Lot 6, according to the Survey of Final Plat of Belvedere Cove, Phase 1, as recorded in Map Book 35, Page 45 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/03/2014 10:01:29 AM
\$69.50 JESSICA
20141103000344970

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".