

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Eleven Thousand and No/100ths Dollars (\$111,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **LAUREN B. STEED, an unmarried person AND GARRETT W. STEED, a married person** (herein referred to as “Grantors”) do by these presents grant, bargain, sell and convey unto **MANODATH MAHARAJ AND SHIRLEY MAHARAJ** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 219, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium, as recorded in Inst. No. 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Inst. No. 20040701000364670, and Articles of incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association, as recorded in Exhibit D. of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 31, page 101 A thru D, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of Garrett W. Steed, nor that of his respective spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Birmingham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2014 and all subsequent years, and the following:

1. Non-exclusive easement as recorded in Inst. No. 20030528000328740, and amended in Inst. No. 20040316000134370, in Probate Office.
2. Declaration of Condominium as recorded in Inst. No. 20040316000134350, and First Amendment to Declaration of Condominium, as recorded in Inst. No. 20040701000264570, in Probate Office.
3. Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association, as recorded in Exhibit D of the Declaration of Condominium.
4. Restrictions, limitations and conditions as set out in Plat Book 31, page 101, in the Probate Office of Shelby County, Alabama.

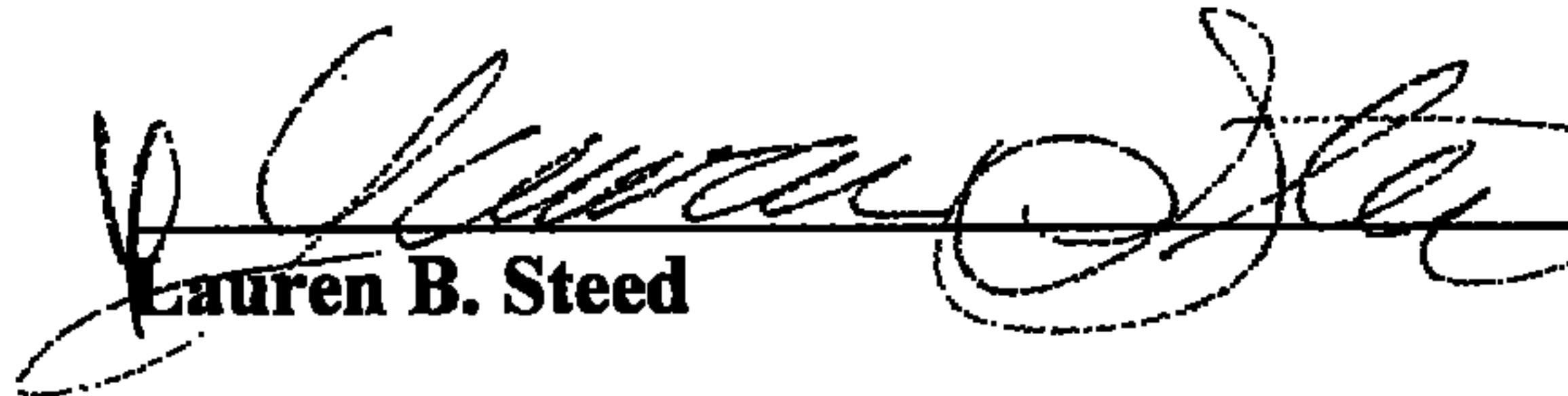
\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 14th day of November, 2014.

WITNESS

 {D.S.}
Lauren B. Steed

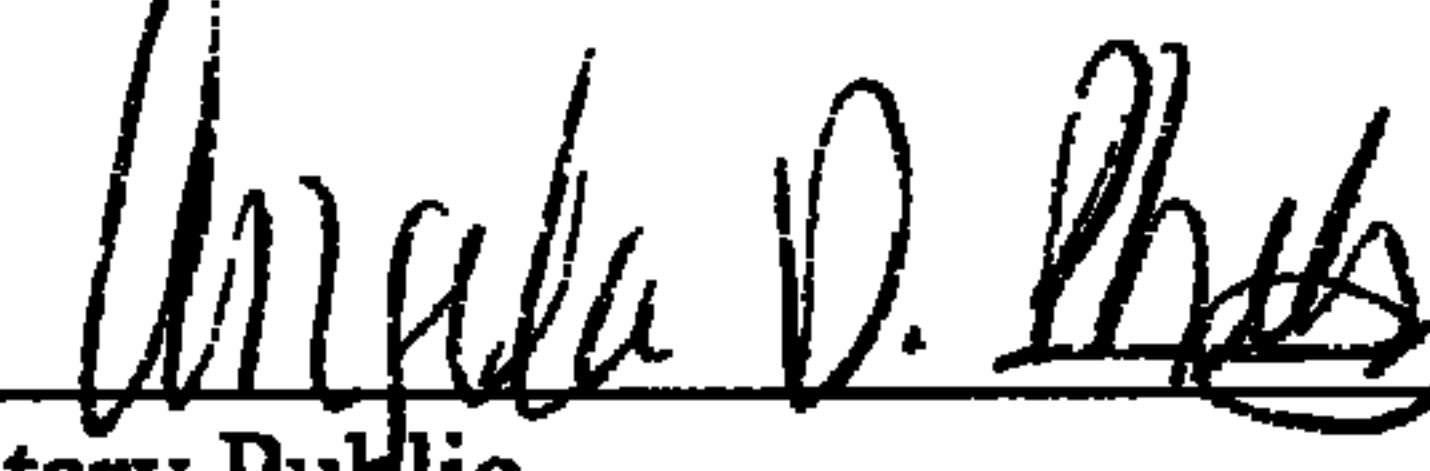
WITNESS

 {L.S.}
Garrett W. Steed

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Lauren B. Steed and Garrett W. Steed**, whose names are signed to the foregoing conveyance, and who are 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 seal this 14th day of November, 2014.



Notary Public
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

Manodath Maharaj 700 Highland Circle
~~2219 Sterling Oaks Drive~~
~~Birmingham, AL 35244~~ Bamberg, SC 29003

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2014-10-4344



Real Estate Sales Validation Form

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

Grantor's Name Lauren B. Steed and Garrett W. Steed
 Mailing Address PO Box 215
Lincoln AL 35096

Grantee's Name Manodath Maharaj and Shirley Maharaj
 Mailing Address 2219 Sterling Oaks Drive 700 Highland Circle
Birmingham, AL 35244 Bamberg, SC 29003

Property Address 2219 Sterling Oaks Drive
Birmingham, AL 35244

Date of Sale 11/14/2014
 Total Purchase Price \$111,000.00
 or \$
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ XXX Closing Statement

☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

 Instructions

Grantor's name and mailing address - provided the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real personal being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record.

This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value. If not proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/14/14

☐ Unattested

Angie Woods

Print: Garrett W. Steed

Sign Garrett W. Steed
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/08/2014 03:20:47 PM
 \$131.00 CHERRY
 20141208000385570

Garrett W. Steed