

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Natalie Fleming  
6213 North Black Creek Loop  
Hoover, AL 35244  
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Two Hundred Fifty One Thousand Five Hundred and no/100----  
(\$251,500.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt  
whereof is acknowledged, I or we

Yatin Patel and Sonal Yatin Patel, a married couple  
(Whose address is 421, Pauline Ave, Glencoe, AL, 35905)

(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Natalie Fleming and Adam C. Fleming  
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 269, according to the Final Record Plat of Creekside, Phase 2 part B, as recorded in  
Map Book 39, Page 58 A&B, in the Office of the Judge of Probate, Shelby County,  
Alabama.

Subject to: current taxes, liens, easements and restrictions of record.

\$ 243,955.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

See attached Exhibit "S" which is incorporated herein for all purposes.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.  
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant  
with the said GRANTEES, their successors 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 GRANTEES,  
their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 3rd day  
of February, 2015

[Signature] (Seal)  
Yatin Patel

[Signature] (Seal)  
Sonal Yatin Patel

STATE OF Alabama )

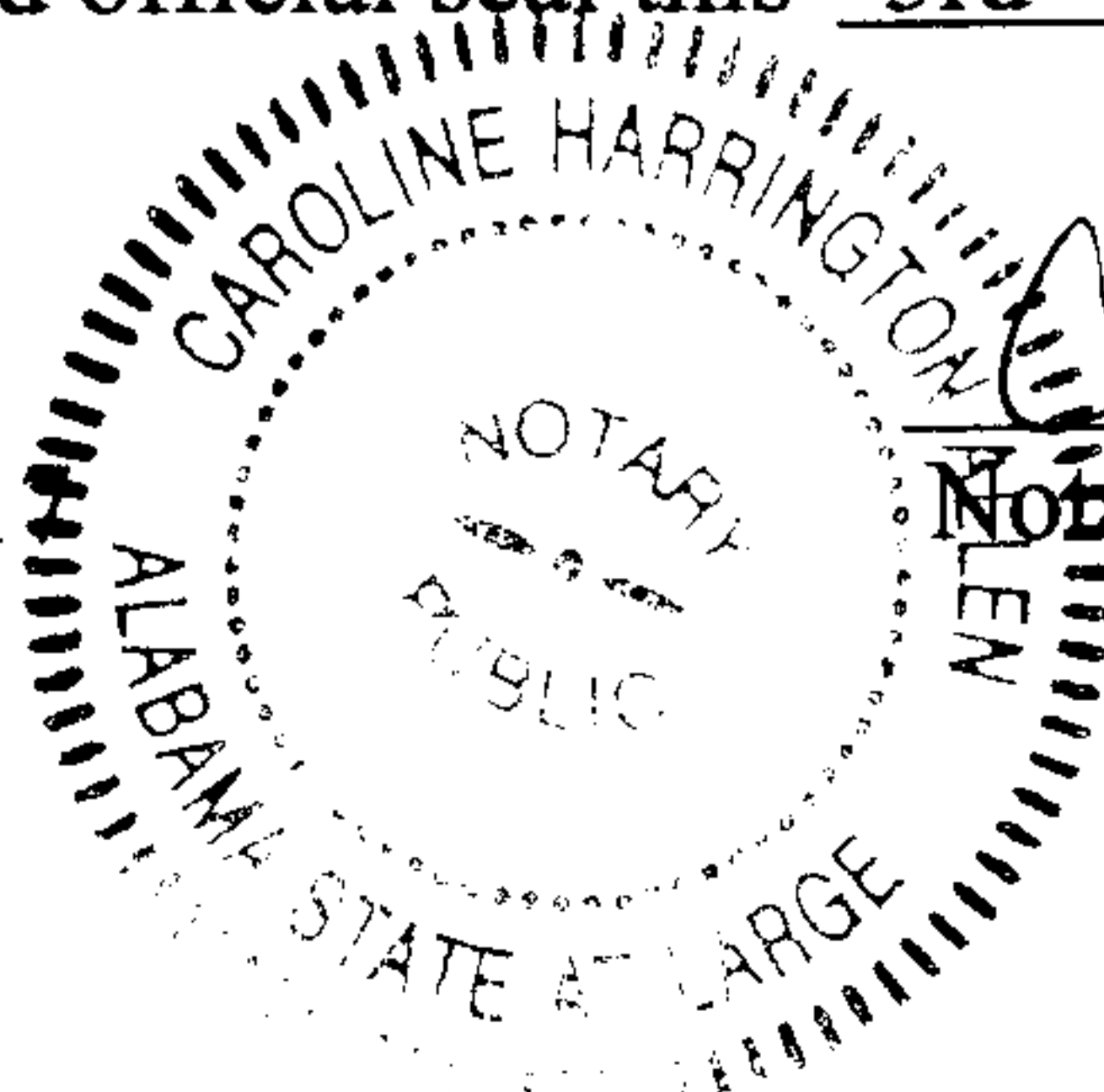
General Acknowledgment

COUNTY OF JEFFERSON )

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

Given under my hand and official seal this 3rd day of February, A.D., 2015.

My Commission Expires: 9/22/15



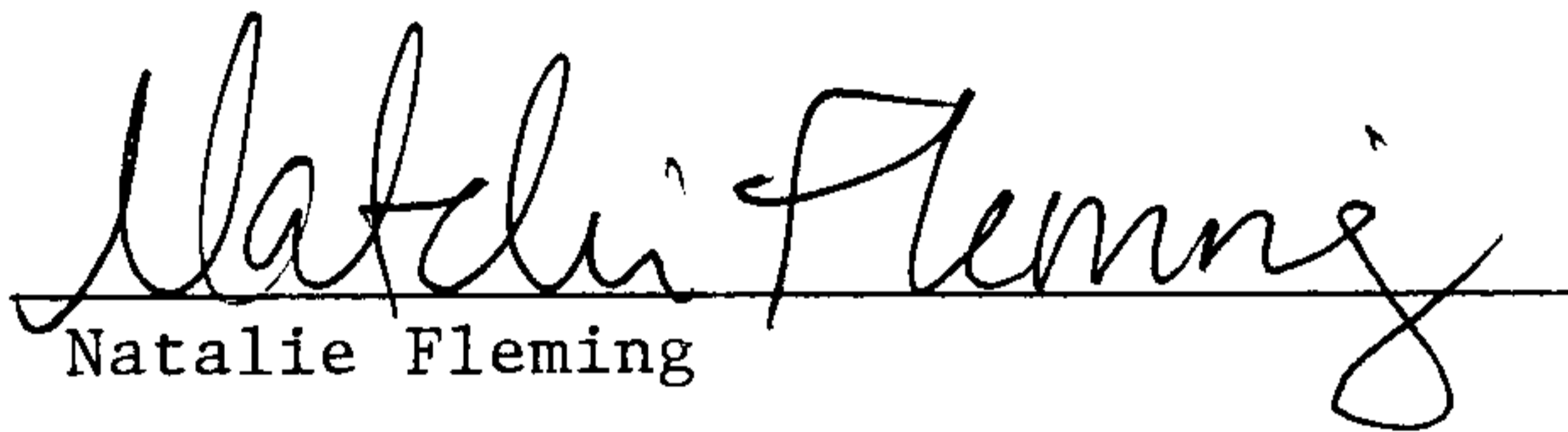
[Signature]  
Notary Public: Caroline Harrington Allen

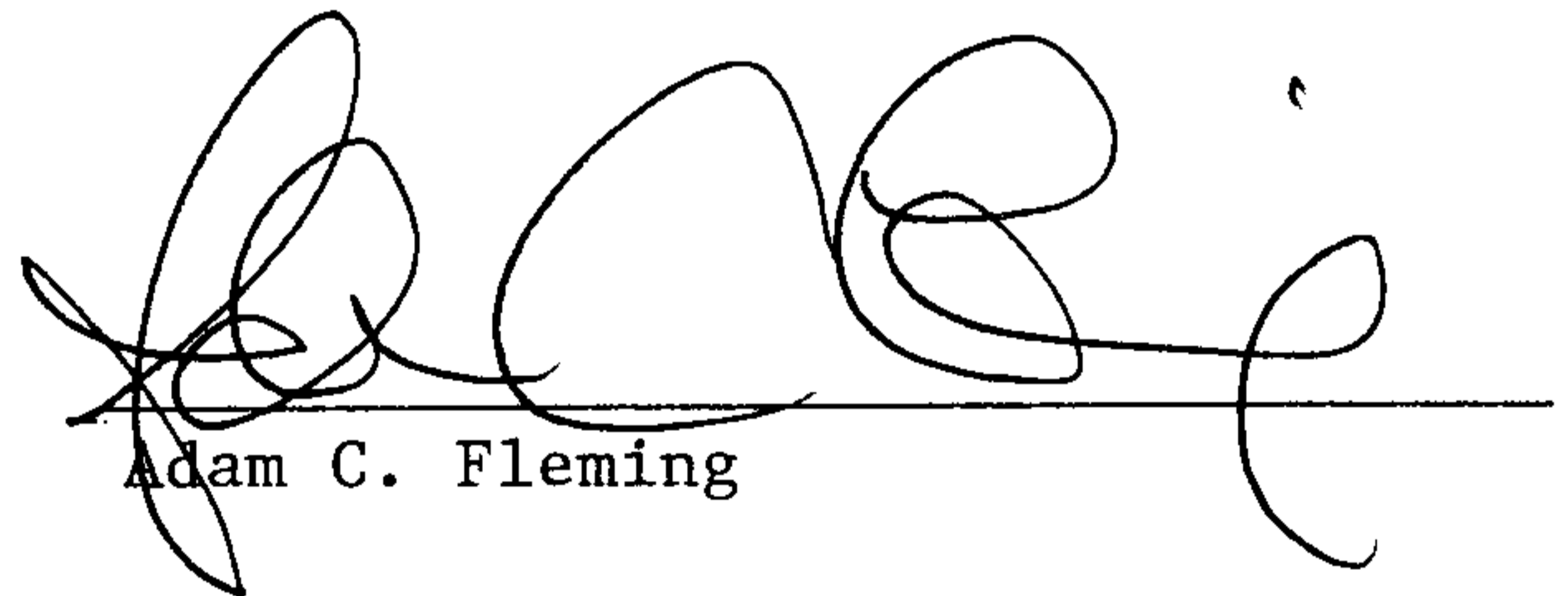
Shelby County, AL 02/23/2015  
State of Alabama  
Deed Tax: \$8.00


20150223000055560 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/23/2015 10:57:38 AM FILED/CERT

EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship. Unless the joint tenancy hereby 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 shall take as tenants in common.

  
Natalie Fleming

  
Adam C. Fleming

  
20150223000055560 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
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