

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Two Hundred Ten Thousand Five Hundred and No/100ths Dollars (\$210,500.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JEREMY HUNTER, an unmarried person AND JENNIFER HUNTER, an unmarried person** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **CHANDNI ATUL PATEL** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the survey of Townes at Brook Highland, as recorded in Map Book 30, page 133 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property does not constitute the homestead of Jeremy Hunter.

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 Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and the following:

1. **Building Setback line of 25 feet reserved from Eagle Ridge Drive and 25 feet along the rear, as shown per plat.**
2. **Restrictions, covenants, and conditions as set out in Inst. No. 20030530000335780, and amended as Inst. No. 20031003000665710, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
3. **Restrictions, limitations and conditions as set out in Plat Book 30, page 133, in the Probate Office of Shelby County, Alabama.**
4. **Easement(s) granted to Alabama Power Company as set out in Real 220, page 521; Deed Book 220, page 532; and Real 207, page 380, in the Probate Office.**
5. **Articles of Incorporation of The Townes at Brook Highland Association, Inc. recorded as Inst. No. 20030530000335790, in Probate Office.**
6. **Agreement concerning electric service to NCNB/Brook Highland as recorded in Real 306, page 119, in Probate Office.**
7. **Restrictive Agreement recorded in deed recorded as Inst. No. 2000-16172, in Probate Office.**
8. **Non Beneficial Terms and Conditions recorded in easement recorded as Inst. No. 2001-16285, in Probate Office.**
9. **Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, and or under subject property, including those recorded in Deed Book 327, page 553, in Probate Office.**

\$ 199,975.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her 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 Grantee, her 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 26th day of February, 2015.

WITNESS

Jeremy Hunter

{L.S.}

WITNESS

Jennifer Hunter

{L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Jeremy Hunter and Jennifer Hunter**, 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 26th day of February, 2015.

Notary Public

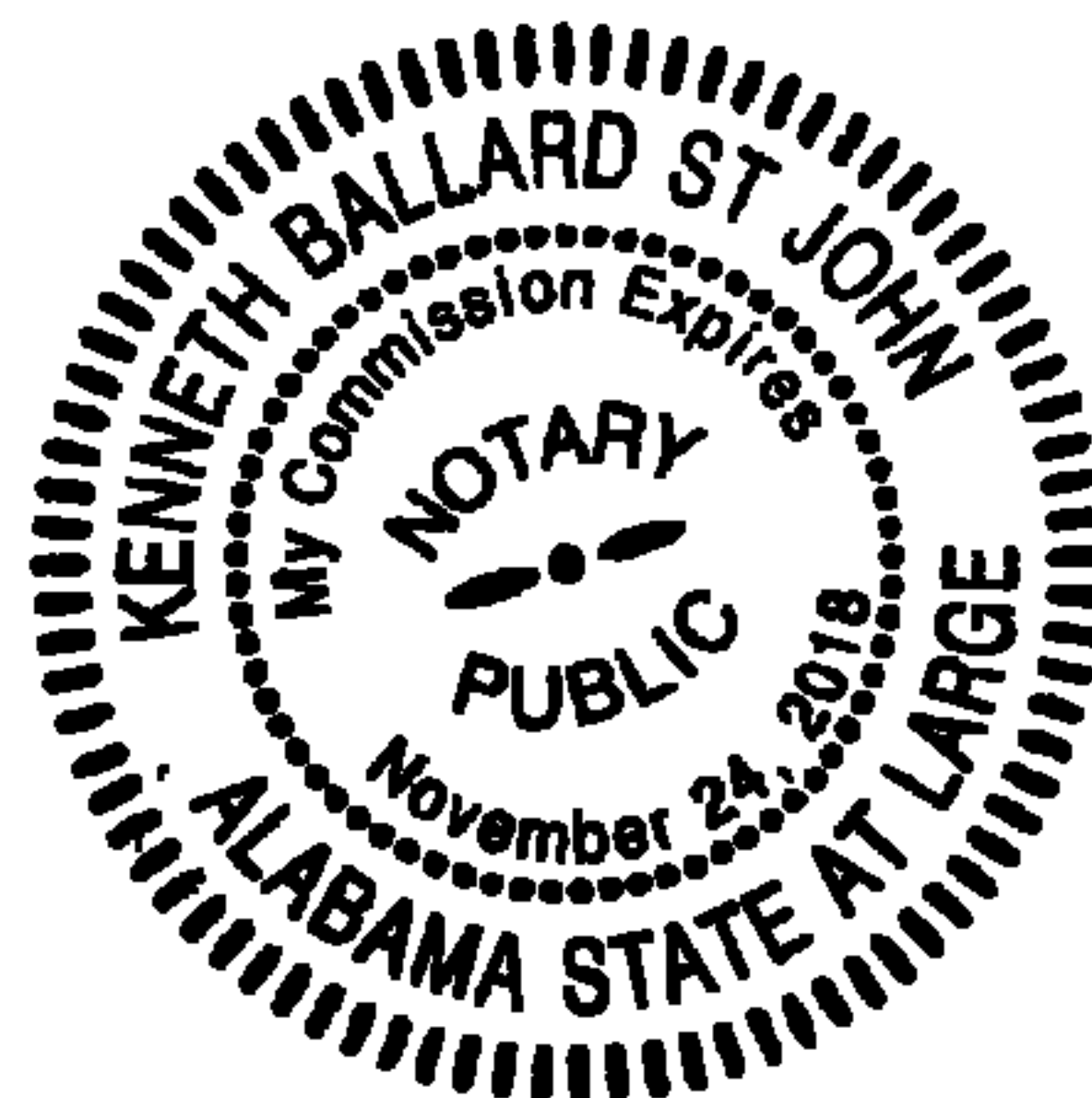
My commission expires 11/24/2018

GRANTEE'S MAILING ADDRESS:

2097 Eagle Ridge Drive
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-02-4465



Real Estate Sales Validation Form

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

Grantor's Name	Jeremy Hunter and Jennifer Hunter	Grantee's Name	Chandni Atul Patel
Mailing Address	1827 1 st Ave N # 408 Birmingham AL 35203	Mailing Address	2097 Eagle Ridge Drive Birmingham, AL 35242

Property Address 2097 Eagle Ridge Drive
Birmingham, AL 35242

Date of Sale 02/26/2015
Total Purchase Price \$210,500.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
XXX Closing Statement

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).

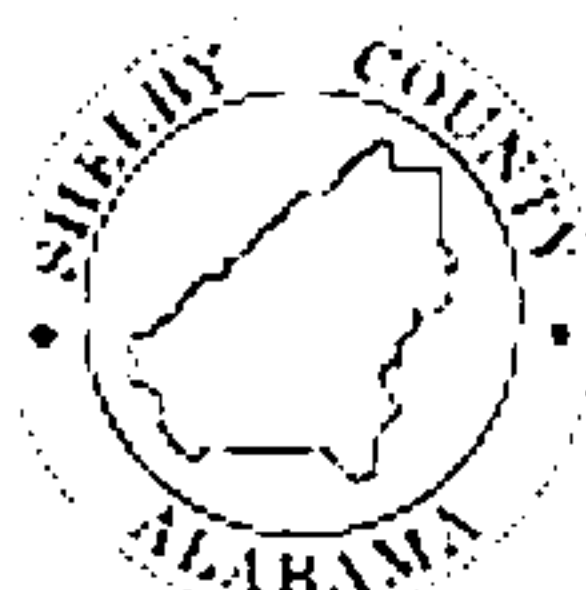
Date 2/26/15

Unattested

Print: Jeremy Hunter

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2015 04:05:21 PM
\$31.00 CHERRY
20150302000064080

James W. Fuhrmeister