

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 Three Hundred Seventy Five Thousand and No/100ths Dollars (\$375,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged. **DAVID M. DASARI AND SUCHITRA M. DASARI, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **TOD HANSON AND JEANINE HANSON** (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:

Lot 1226, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, page 137, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways. Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and amended in Inst. No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase I, recorded as Inst. No. 2000-20771, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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 2015 and all subsequent years, and the following:

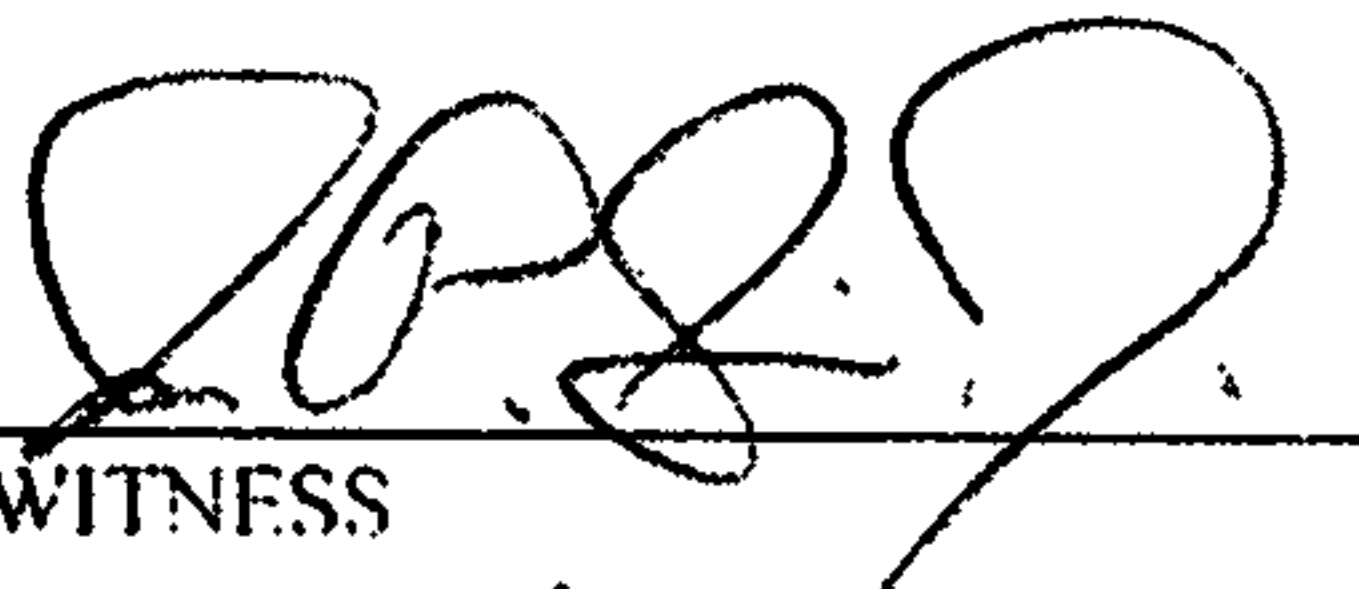
1. Building Setback lines to be determined by the Architectural Review Committee and as set out on Map Book 26, page 137.
2. Utility easements as shown by recorded plat, including, 10 feet along the rear of lot.
3. Restrictions, covenants, and conditions as set out in Inst. No. 1994-07111, as amended in Inst. No. 1996-17543, Inst. No. 1993-31095, with supplemental Restrictive Covenants recorded in Inst. No. 2000-20771, in Probate Office, but omitting any covenants or restrictions, if any, 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.
4. Restrictions, limitations and conditions as set out in Plat Book 26, page 137, in the Probate Office of Shelby County, Alabama.
5. Right(s)-of-Way(s) granted to Birmingham Water & Sewer Board, as set out in Inst. No. 1997-4027 and Inst. No. 1995-34035, in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1998-7776, Inst. No. 1998-7777, and Inst. No. 1998-7778, in Probate Office.
7. Cable Agreement as set out in Inst. No. 1997-33476, in Probate Office.
8. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Inst. No. 1993-15705, in Probate Office.
9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704, in Probate Office.
10. Release of damages as set out in Inst. No. 2000-24179, in Probate Office.


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

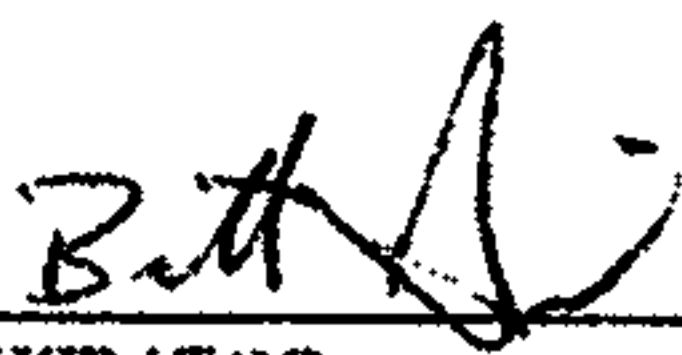
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

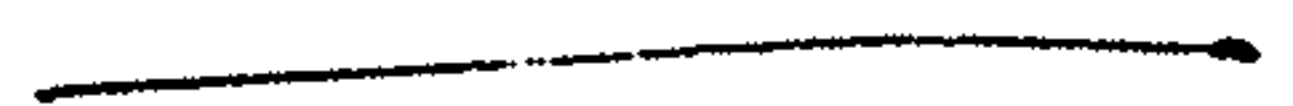
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey 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 ¹⁰~~18~~ day of June, 2015.


WITNESS

 {L.S.}
David M. Dasari



WITNESS

 {L.S.}
Suchitra M. Dasari

STATE OF PENNSYLVANIA
COUNTY OF CENTRE

I, the undersigned notary public, in and for said county and state, hereby certify that David M. Dasari and ~~Suchitra M. Dasari~~, 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 ¹⁰~~18~~ day of June, 2015.


Notary Public Theresa M. Corle
My commission expires 6/22/2016

GRANTEES' MAILING ADDRESS:

1028 Hastings Circle
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-05-4630

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Theresa M. Corle, Notary Public
College Township, Centre County
My Commission Expires June 22, 2016

\$ 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 ¹⁰~~15~~ day of June, 2015.

Deanna Helgates
WITNESS

David M. Dasari {L.S.}

[Signature]
WITNESS

Suchitra M. Dasari {L.S.}
Suchitra M. Dasari

STATE OF Nevada
COUNTY OF Clark

I, the undersigned notary public, in and for said county and state, hereby certify that ~~David M. Dasari and~~ Suchitra M. Dasari, 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 ^{10th}~~15th~~ day of June, 2015.

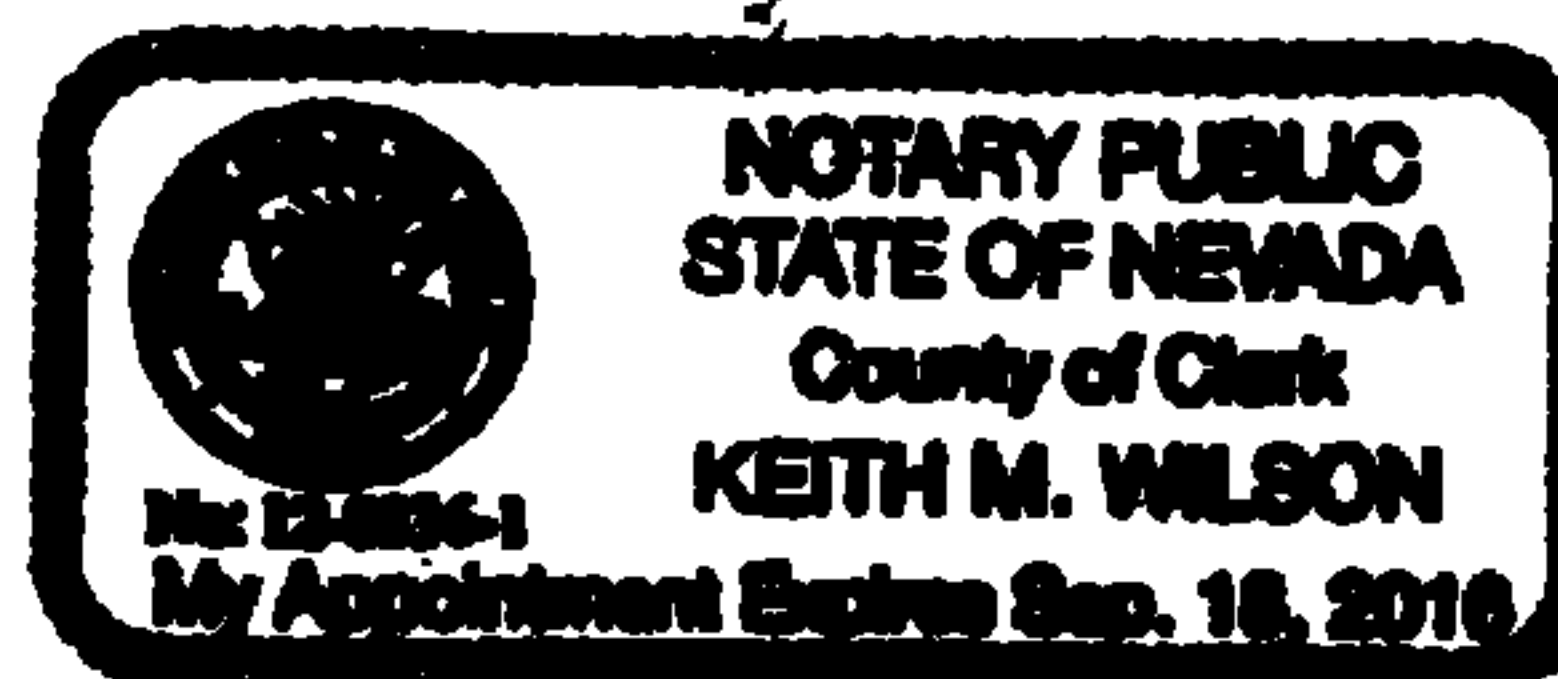
Keith M. Wilson
Notary Public
My commission expires 09/18/2016

GRANTEES' MAILING ADDRESS:

1028 Hastings Circle
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-05-4630



Real Estate Sales Validation Form

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

Grantor's Name David M. Dasari and Suchitra M. Dasari Grantee's Name Tod Hanson and Jeanine Hanson
 Mailing Address 270 WALKER AVE #300 Mailing Address 1028 Hasting Circle
 State College, PA 16801 Birmingham, AL 35242

Property Address 1028 Hastings Circle
 Birmingham, AL 35242

Date of Sale 6/15/15
 Total Purchase Price \$375,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 - provide 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 to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and 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 no 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 6/15/15

Unattested

James W. Fuhrmeister

Print: Tod Hanson

Angie Woods

Angie Woods

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/02/2015 02:10:55 PM
 \$398.00 CHERRY
 20150702000224020

James W. Fuhrmeister