

20150930000341150
09/30/2015 09:32:12 AM
DEEDS 1/2

Send tax notice to:
KAMLESH VASANJEE
3273 RIVER CREST DRIVE SOUTH
HELENA, AL. 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015549T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Six Thousand Four Hundred Sixty and 00/100 Dollars (\$196,460.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ADAMS HOMES LL, whose mailing address is: 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by KAMLESH CHUNILAL VASANJEE and SHARITA GIRISH VASANJEE whose mailing address is: 3273 RIVER CREST DRIVE SOUTH, HELENA, AL, 35080 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2072 OLD CAHABA PHASE V, 6TH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

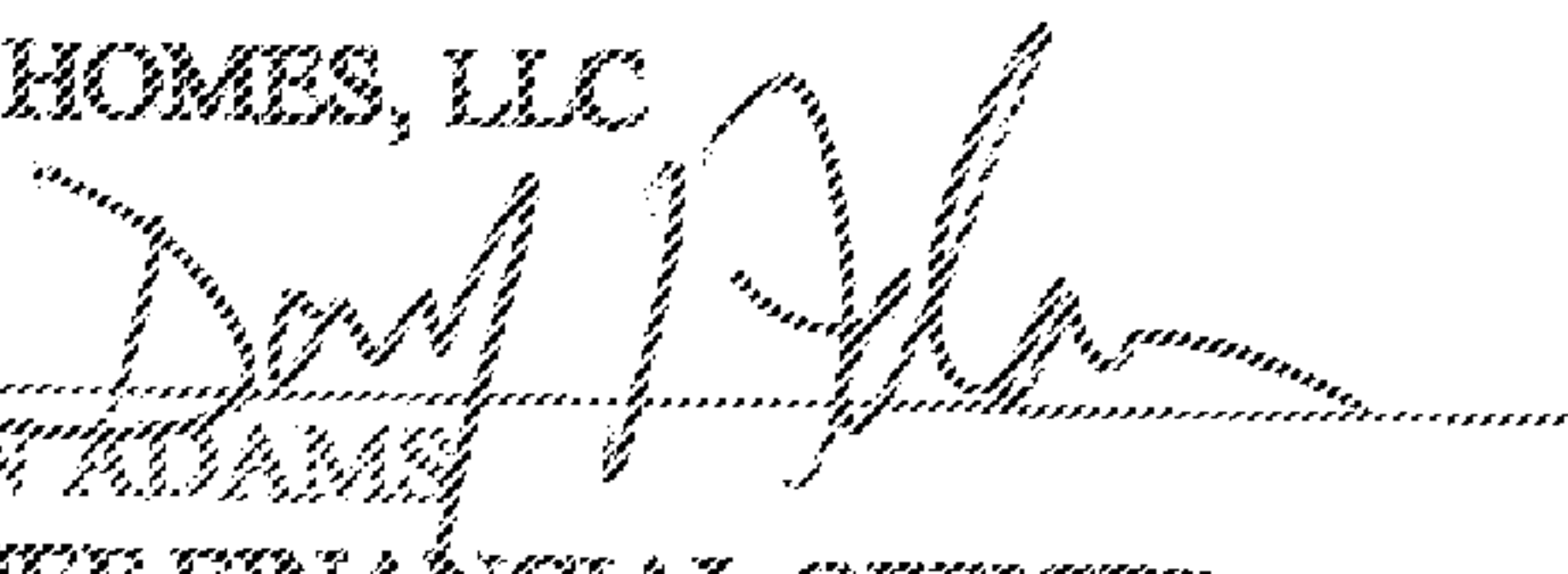
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUBJECT TO ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN MAP BOOK 37, PAGE 62 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS.
4. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS, OR ANY OTHER MINERALS LYING UPON OR BENEATH THE LANDS PURSUANT TO THE INSTRUMENT RECORDED IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277, REAL VOLUME 321, PAGE 629, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS. AS CONTAINED IN AS SHOWN ON THE PLAT RECORDED IN MAP BOOK 36, PAGE 105-A AND MAP BOOK 37, PAGE 53, MAP BOOK 37, PAGE 62 AND MAP BOOK 37, PAGE 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY. ALABAMA.
6. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69, AND DEED BOOK 230, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT AND/OR RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16, AND BOOK 156, PAGE 203, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY. ALABAMA.

\$146,460.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (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 herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LL, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26 day of September, 2015.

ADAMS HOMES, LLC

BY: 

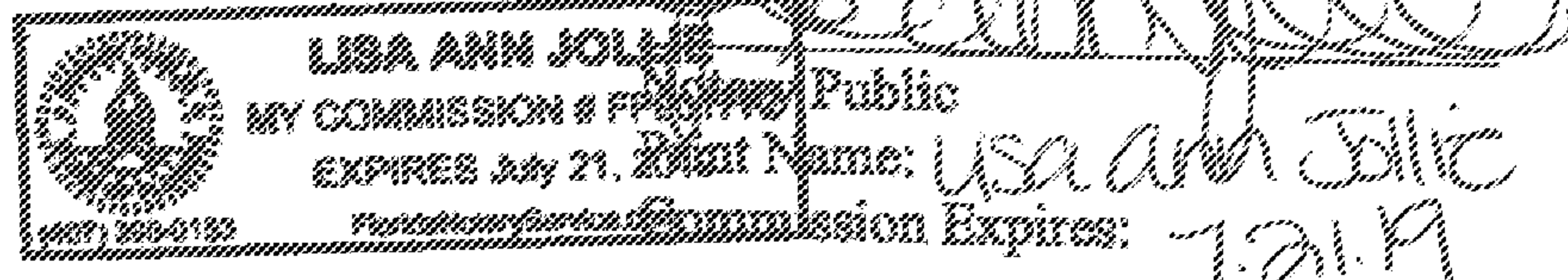
DON ADAMS

ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES LL, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26 day of September, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2015 09:32:12 AM
\$67.00 DEBBIE
20150930000341150

