

Send tax notice to:
RUPAN SANYAL
2813 BRIDLEWOOD TERRACE
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

2015655

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID JUHOLA and SAUNDRA JUHOLA, HUSBAND AND WIFE whose mailing address is: 3538 Cole Park Court, Hoover AL 35226 (hereinafter referred to as "Grantors") by RUPAN SANYAL and POONAM SANYAL whose mailing address is: 2813 BRIDLEWOOD TERRACE, 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 7, ACCORDING TO THE SURVEY OF BRIDLEWOOD PARK, SECTOR TWO, AS RECORDED IN MAP BOOK 17, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAPS, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 226, PAGE 545; DEED BOOK 184, PAGE 408; DEED BOOK 109, PAGE 577 AND DEED BOOK 109, PAGE 581.
4. EASEMENTS TO PLANTATION PIPE LINE COMPANY, AS RECORDED IN DEED BOOK 112, PAGE 277 AND DEED BOOK 180, PAGE 423.
5. EASEMENTS TO SOUTHERN NATURAL GAS CORPORATION, AS RECORDED IN DEED BOOK 112, PAGE 277 AND DEED BOOK 180, PAGE 423.
6. EASEMENTS TO SOUTHERN NATURAL GAS CORPORATION, AS RECORDED IN DEED BOOK 91, PAGE 47; DEED BOOK 90, PAGE 443 AND DEED BOOK 90, PAGE 473.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1994-4952.
8. COVENANT FOR STORM WATER RUNOFF CONTROL AS RECORDED IN INSTRUMENT NO. 1993-40630.

\$126,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of October, 2015.

[Handwritten signature of David Juhola]

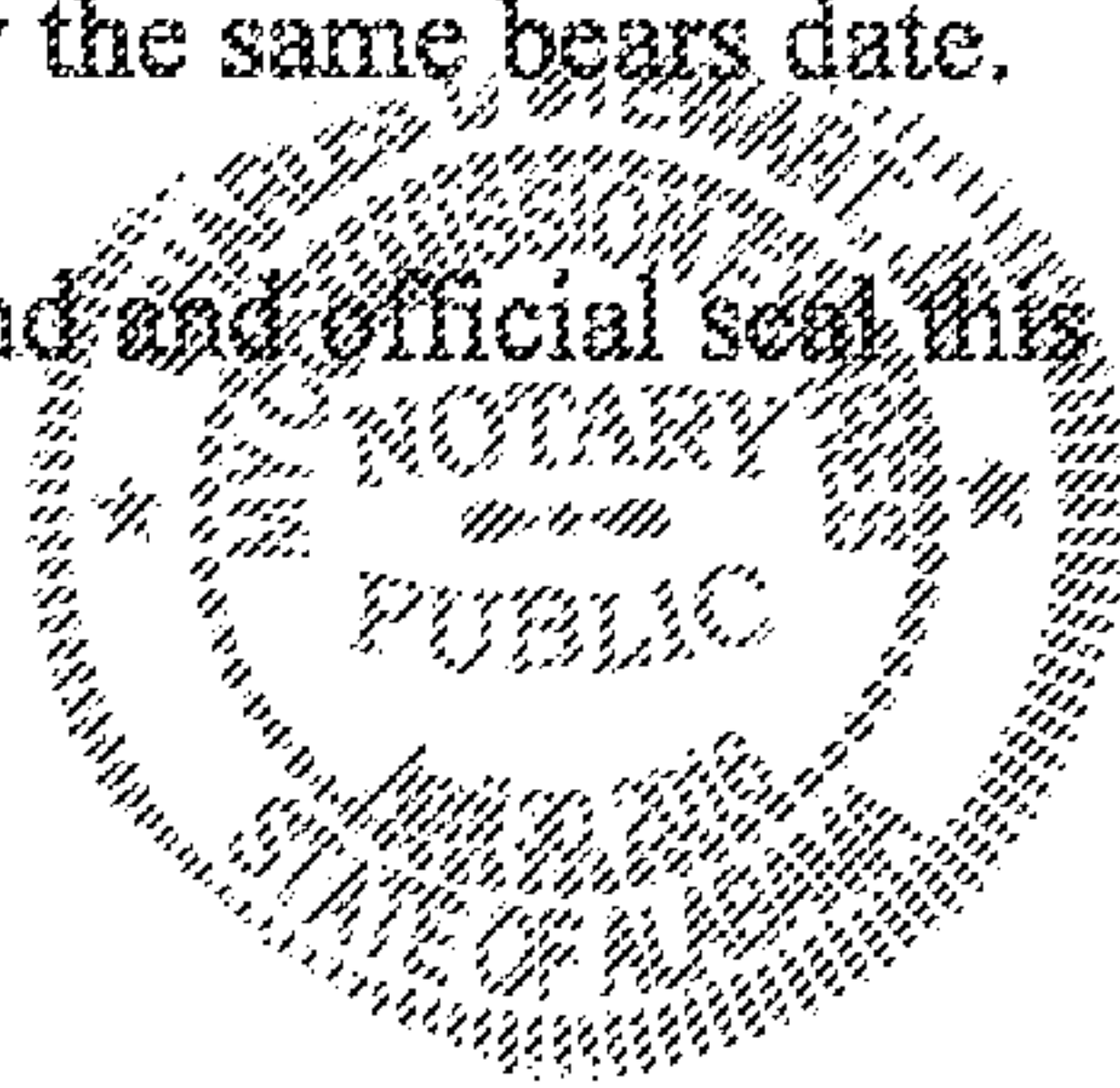
DAVID JUHOLA
[Handwritten signature of Sandra Juhola]

SAUNDRA JUHOLA

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 30th day of October, 2015.



[Handwritten signature of Notary Public]

Notary Public
Print Name: *[Handwritten Name]*
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2015 01:58:28 PM
\$49.00 CHERRY
20151102000381020

[Handwritten signature and date]
October 30, 2015