

Send tax notice to:
SANDIPAN PATI BANKIM BENHARI PATI
157 BIRCH CREEK DRIVE
BIRMINGHAM, AL 35242

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

2016175T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BONNIE TURNER F/K/A BONNIE F. RUSSELL AND JACK TURNER WIFE AND HUSBAND, whose mailing address is: 3839 Shelby Forest Drive, Suite # 35043 (hereinafter referred to as "Grantors") by SANDIPAN PATI BANKIM BENHARI PATI and RAJASREE NAMBRON whose property address is: 157 BIRCH CREEK DRIVE, BIRMINGHAM, AL, 35242 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 Birch Creek Subdivision, as recorded in Map Book 27, Page 143 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

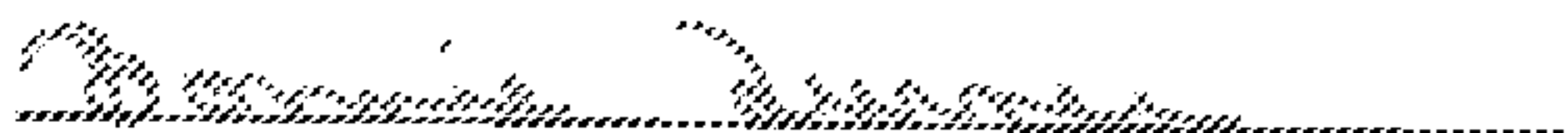
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 27, Page 143 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever 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. Articles of Incorporation of Birch Creek Homeowners' Association, Inc. recorded in Official Records Document No 20040318000138920, of the Probate Records of Shelby County, Alabama.
5. Easement granted to Alabama Power Company recorded in Official Records Document No 20050203000056310, of the Probate Records of Shelby County, Alabama.
6. Articles of Dissolution recorded in Official Records Document No 20071029000497220, of the Probate Records of Shelby County, Alabama.
7. Agreement recorded in Official Records Document No 20121102000422180, of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 2001-5852, Instrument 2001-9155.

\$370,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

BONNIE TURNER AND BONNIE F. RUSSELL ARE ONE AND THE SAME PERSON.

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 27th day of April, 2016.

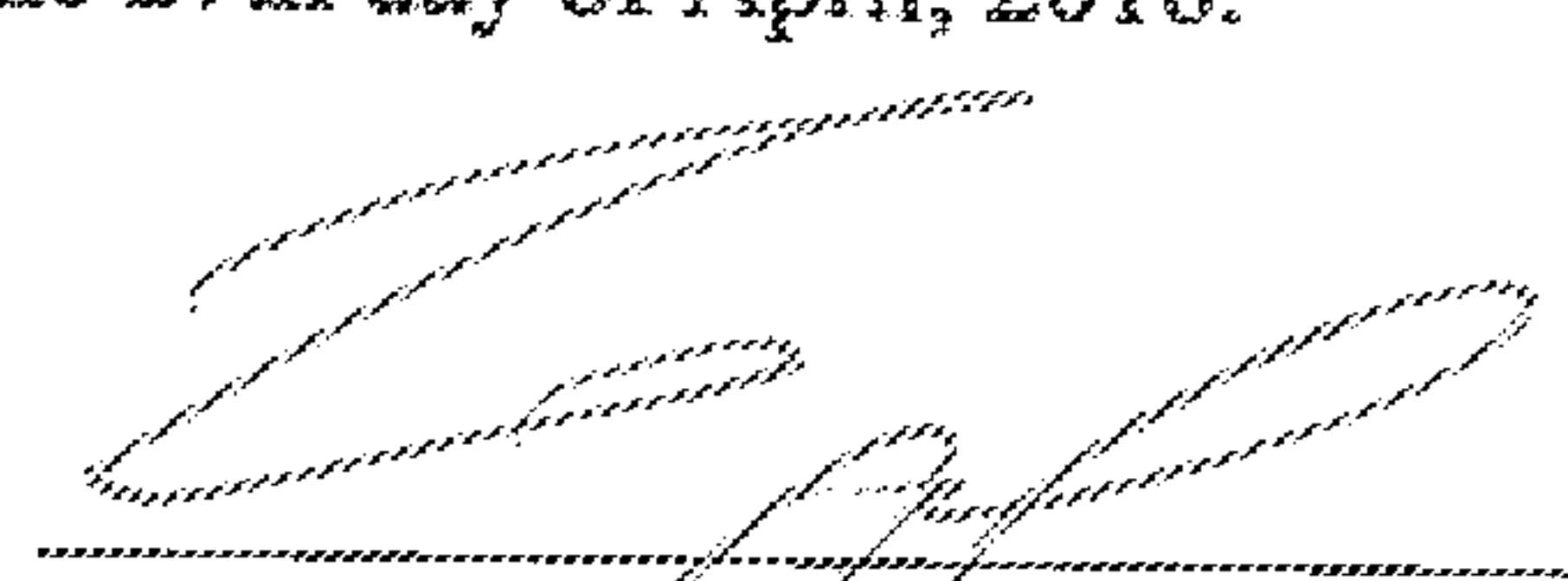

BONNIE TURNER


JACK TURNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE TURNER AND JACK TURNER 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 27th day of April, 2016.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2016 12:58:54 PM
\$18.00 CHERRY
20160502000145670

