

20160623000217740
06/23/2016 11:46:09 AM
DEEDS 1/2

Send tax notice to:
BHUPENDRA SINGH
161 STRATFORD CIRCLE
PELHAM, AL 35124

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

2016261

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand Nine Hundred and 00/100 Dollars (\$170,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LAURA A. BATTIN and DONALD BATTIN, WIFE AND HUSBAND **whose mailing address** is: 2104 FOX HILL DRIVE, MURFREESBORO, TN 37130 (hereinafter referred to as "Grantors") by BHUPENDRA SINGH and PRIYANKA CHAUHAN **whose property address** is: 161 STRATFORD CIRCLE, PELHAM, AL, 35124 (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 58, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, 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 map(s), including but not limited to any notes, conditions and restrictions.
3. Transmission Line Permits to Alabama Power Company as recorded in Real 167, Page 401; Deed Book 101, Page 551, Real 127, Page 63 and Real 333, Page 110.
4. Water and Sewer Easement to City of Pelham as recorded in Real Book 111, Page 673.
5. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 6, Page 22, and any damages relating to the exercise of such rights or the extraction of such minerals.
6. Agreement with Alabama Power Company as recorded in Real 364, Page 394 and Real 377, Page 413.
7. Restrictions appearing of record in Declaration of Protective Covenants of Phase I Stratford Place as recorded in Book 319, Page 643 and Declaration that supersedes and replaces the Declaration of Protective Covenants originally made and recorded of Phase 1 thru V as recorded in Instrument No. 20040813000454500.
8. Terms and Conditions as set out in By-Law Stratford Place Homeowner's Association, Inc. as recorded in Instrument No. 20160229000063180.

\$162,355.00 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 sforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, 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 6th day of June, 2016.

Laura A. Battin
LAURA A. BATTIN
Donald Battin
DONALD BATTIN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAURA A. BATTIN 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 6th day of June, 2016.

Consett McWeath
Notary Public
Print Name: Consett McWeath
Commission Expires: June 29, 2016

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD BATTIN 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 17th day of June, 2016.

Consett McWeath
Notary Public
Print Name: Consett McWeath
Commission Expires: June 29, 2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/23/2016 11:46:09 AM
\$188.00 CHERRY
20160623000217740

J. Fuhrmeister