

This instrument was prepared without benefit of title.

SEND TAX NOTICE TO:
Tabitha Lett and Ankur Bhuyan
347 Chesser Park Drive
Chelsea, Alabama 35043

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Birmingham, Alabama 35226

Shelby County, AL 07/08/2016
State of Alabama
Deed Tax: \$80.00

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and No Cents (\$ 10.00)**, and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Tabitha Rae Bhuyan (fka Tabitha Lett) and husband, Ankur Bhuyan** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Tabitha Rae Bhuyan and husband, Ankur Bhuyan** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 52, according to the Survey of Cottages at Chesser Place, Phase I, as recorded in Map Book 33, page 45, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

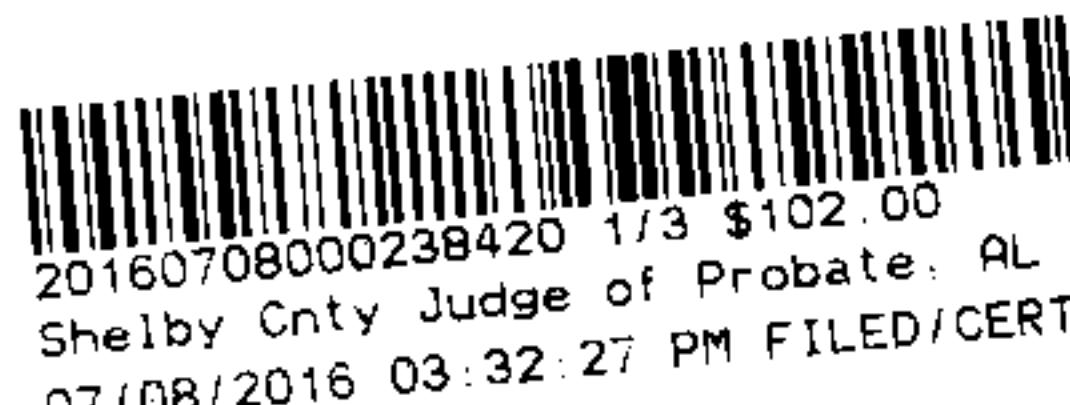
This Deed is subject to a mortgage dated September 21, 2015 to SouthPoint Bank in the amount of \$154,568.00.

This Deed is being executed solely to add the spouse's name to the title and for no other reason.

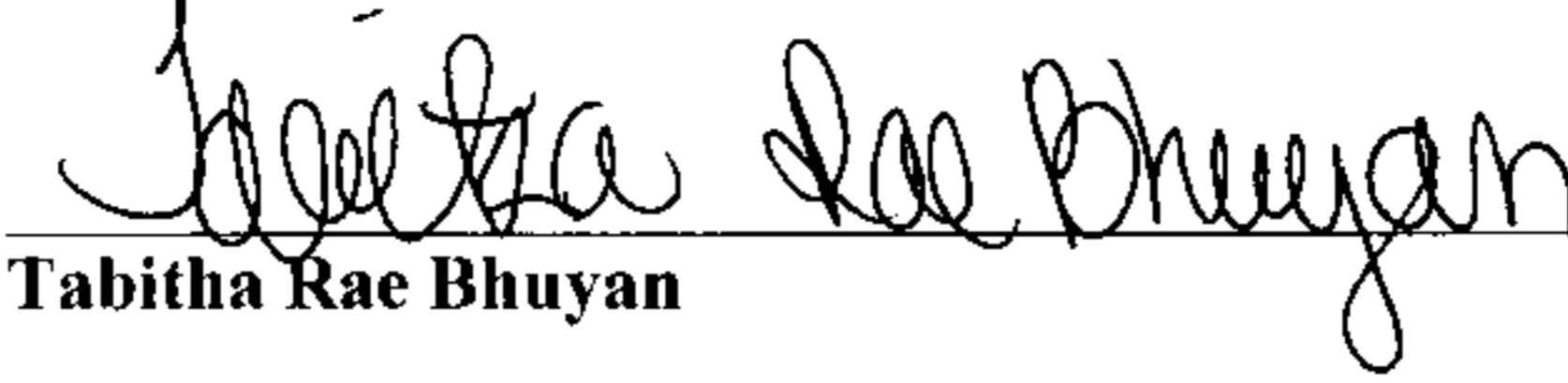
Tabitha Rae Bhuyan and Tabitha Lett are one and the same person, title to the property being held in the name of Tabitha Lett.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

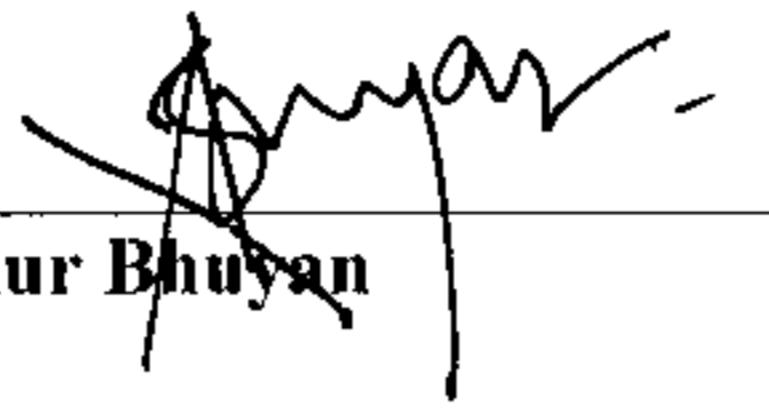
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of May, 2016.



Tabitha Rae Bhuyan (SEAL)



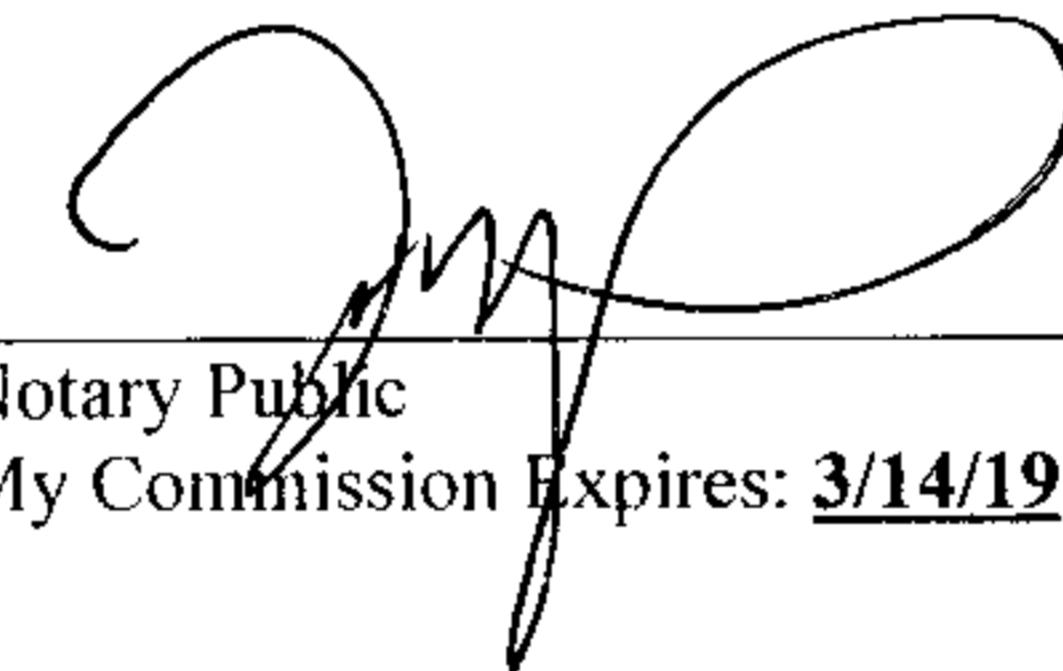
Ankur Bhuyan (SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that **Tabitha rae Bhuyan and husband, Ankur Bhuyan**, 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 as their own act on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2016.



Notary Public
My Commission Expires: 3/14/19


20160708000238420 2/3 \$102.00
Shelby Cnty Judge of Probate, AL
07/08/2016 03:32:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Tabitha Left Bhuyan
347 Chesser Pk Dr.
Chelsea Al 35043

Grantee's Name
Mailing Address

Ankur Bhuyan
347 Chesser Pk Dr.
Chelsea Al 35043

Property Address

347 Chesser Park Dr.
Chelsea Al 35043

Date of Sale 5/12/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 79,900.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

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 _____

Print _____

ANKUR BHUYAN

Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one


20160708000238420 3/3 \$102.00
Shelby Cnty Judge of Probate, AL
07/08/2016 03:32:27 PM FILED/CERT

Verified by _____

Form RT-1