

Send tax notice to:
OJAS S. GOKHALE
1387 INVERNESS COVE DRIVE
HOOVER, 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

2017008

20170214000054380
02/14/2017 03:02:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Eight Thousand Nine Hundred and 00/100 Dollars (\$198,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CLAIRE R. BURCH AND EDWARD BURCH, WIFE AND HUSBAND **whose mailing address is:** PO BOX 59233, NASHVILLE, TN 37205 (hereinafter referred to as "Grantors") by OJAS S. GOKHALE **whose property address is:** 1387 INVERNESS COVE DRIVE, HOOVER, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 132A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A&B, in the Probate Office of Shelby County, Alabama.

CLAIRE R. BURCH IS ONE IN THE SAME PERSON AS CLAIRE R. MELCHIORI

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Restrictions appearing of record in Instrument No. 20050113000020870.
4. Restrictions appearing of record in Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens for Inverness Cove as recorded in Instrument No. 20051006000521560 and as Amended in Instrument No. 20060130000047870
5. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision in favor of Alabama
6. Power Company as recorded in Instrument No. 20050804000396590.
7. Terms and Conditions as set out in Articles of Incorporation of Inverness Cove Residential Association, Inc. as recorded in Instrument No. 20050913000474450, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
8. Easement(s) to Alabama Power Company as recorded in Real 365, Page 785; Real 365, Page 819 and Instrument No. 1994-34517.
9. Right(s) of way to City of Hoover, as recorded in Real 365, Page 871 and Instrument No. 1998-24499.
10. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 318, Page 27.

\$159,120.00 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 3rd day of February, 2017.

Claire R. Burch
CLAIRE R. BURCH

Edward R. Burch
EDWARD BURCH

STATE OF ALABAMA
COUNTY OF SHELBY

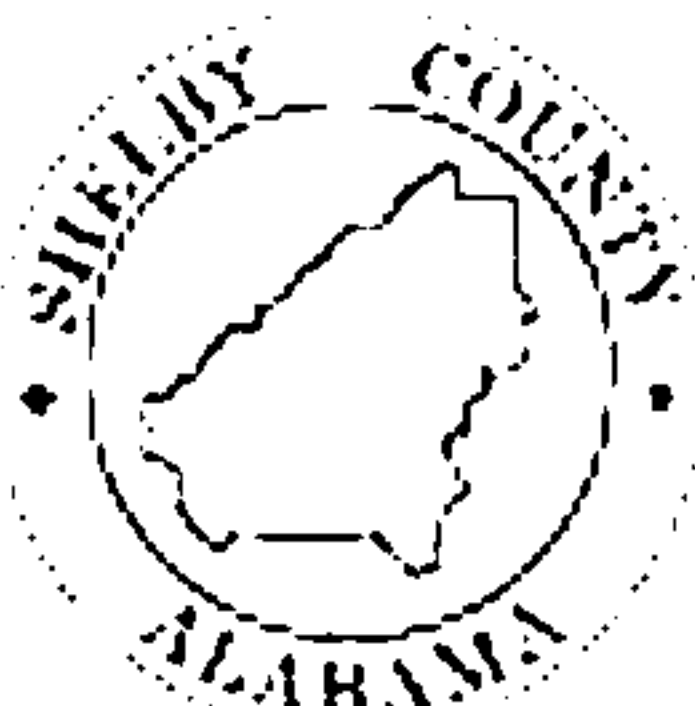
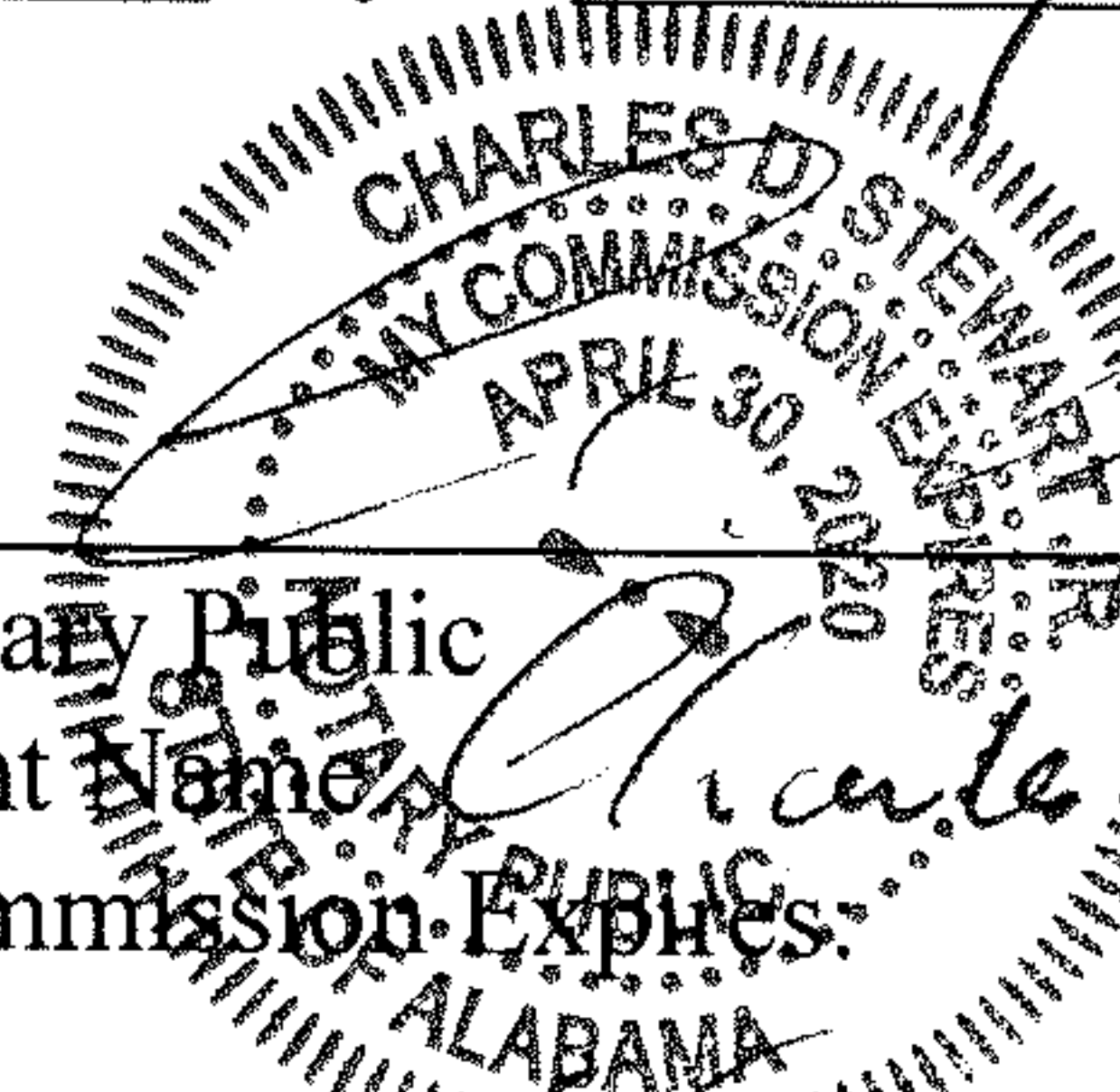
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAIRE R. BURCH and EDWARD BURCH whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument,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

Given under my hand and official seal this the 3rd day of February, 2017.

Notary Public

Print Name

Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/14/2017 03:02:10 PM
\$58.00 DEBBIE
20170214000054380

James W. Fuhrmeister