

Send tax notice to:
JOSHUA C. GRISETTI
5510 CEDARSHED COVE
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

2017147

20170426000143160
04/26/2017 11:52:50 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BIRAN B. PATEL and CHAITALI B. PATEL, HUSBAND AND WIFE **whose mailing address** is: 1160 Biltmore Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by JOSHUA C. GRISETTI and MAGGIE ELIZABETH GRISETTI **whose property address** is: 5510 CEDARSHED COVE, 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 67, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO A LIMITED EASEMENT to a part of Lot 74 of the amended Map of Hickory Ridge as recorded in said Map Book 11, Page 79; described as follows:

Begin at the most Southeasterly corner of said Lot 74, thence run Southwesterly along the South line of said Lot 74 a distance of 92.20 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North a distance of 31.00 feet; thence turn right 62 degrees 25 minutes 51 seconds and run Northeast a distance of 93.90 feet to a point on the East line of said Lot; thence turn right 110 degrees 42 minutes 26 seconds and run Southeast 75.00 feet to a point of beginning.

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. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 139, Page 140; Deed Book 316, Page 465; Deed book 326, Page 126.
3. Easement to Water Works Board of Birmingham, as recorded in Real 144, Page 878
4. Right of Way granted to Alabama Power Company by instrument recorded in Real 167, Page 406.
5. Agreement with Alabama Power Company as to underground cables as recorded in Real 158, Page 720 and covenants pertaining thereto as recorded in Real 158, Page 723.
6. Release of damages as recorded in Real 108, Page 150; Real 375, Page 788 and Instrument No. 1992-10006
7. Restrictions appearing of record in the Declaration of Protective Covenants for Hickory Ridge Subdivision as recorded in Book 153, Page 992
8. Terms and Conditions of the Articles of Incorporation of The Hickory Ridge Homeowners' Association, Inc. as Recorded in Book 043, Page 927, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

9. Terms, Conditions and Limitations as set out in that certain Easement Deed recorded in Instrument No. 1999-5691.

\$299,250.00 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 24th day of April, 2017.

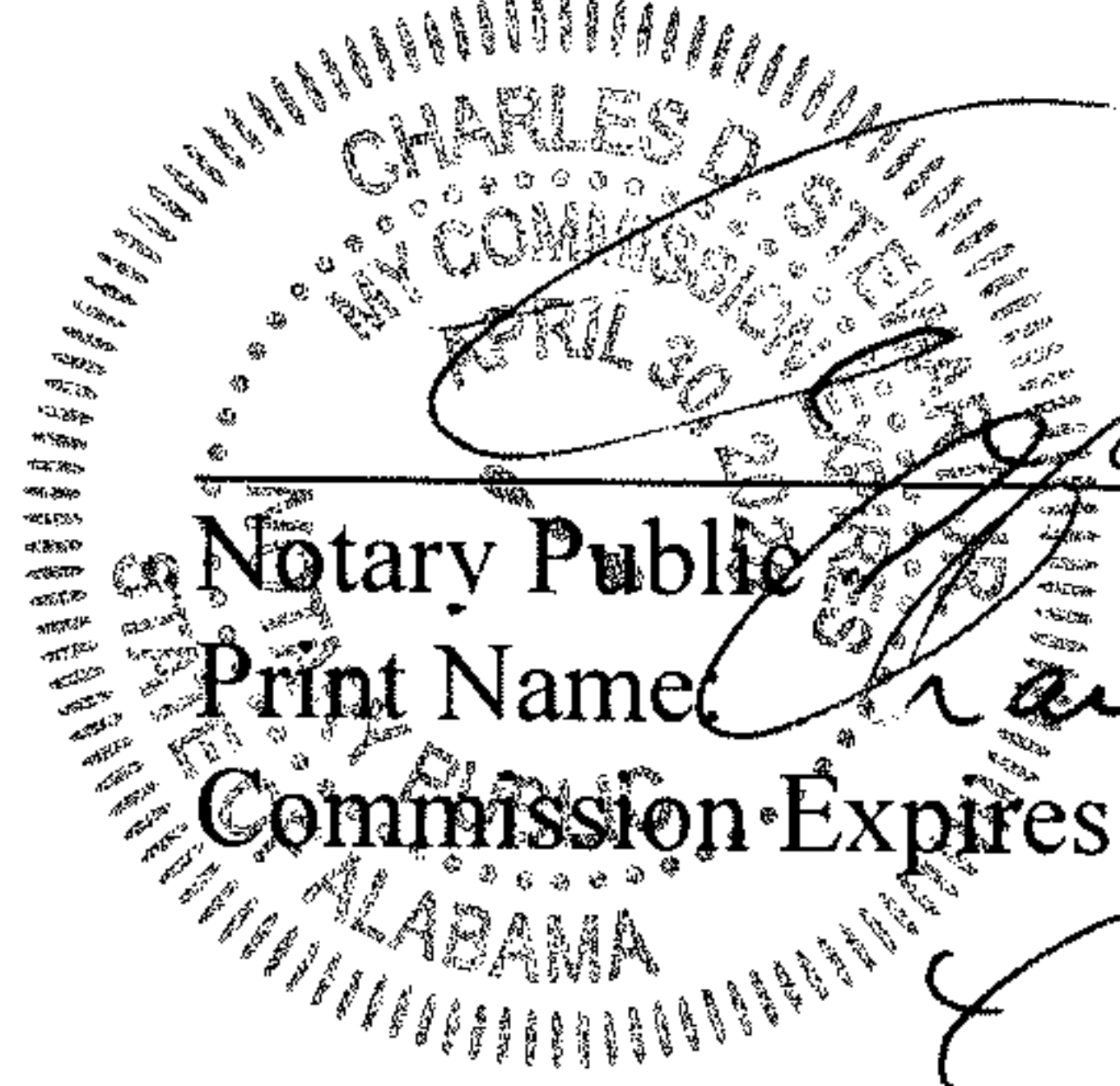

BIRAN B. PATEL


CHAITALI B. PATEL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BIRAN B. PATEL and CHAITALI B. PATEL 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 24th day of April, 2017.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2017 11:52:50 AM
\$34.00 CHERRY
20170426000143160

