

THIS DEED WAS PREPARED BY:

SEND TAX NOTICES TO:

JOHN DAUGHERTY
ATTORNEY AT LAW
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226

Tarani Koirala
1260 9th Avenue
Calera, AL. 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Three Thousand & 00/100 (\$63,000.00) Dollar by way of a promissory note secured by a purchase money mortgage paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Jitendra Jariwala, a married man, (Grantor) hereby grant, bargain, sell and convey unto Tarani Koirala, a married man, (Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: 140 feet on the West End of Lot Numbers 20, 21, 22 and 23 in Block 45, according to map and survey of J.H. Dunstan's Calera, Alabama, situated in Shelby County, Alabama.

ALSO:

A part of Lots 18 and 19, Block 45, according to the J.H. Dunstan's Map of the Town of Calera, Alabama, recorded in the Probate Judge's Office of Shelby County, Alabama:

Commence at the Southwest corner of said Lot 19 and run East along the South line of of said lot a distance of 146 feet, more or less, to the intersection with a chain link fence running North and South; thence run North along said chain link fence a distance of 43 feet, more or less, to the top edge of said ditch to the intersection with the West line of Lot 18 of said subdivision; thence run South



along the West line of said Lots 18 and 19 a distance of 49 feet to the point of beginning of said lot.

Note: This survey is not recorded in the Probate Office of Shelby County, Alabama, and is not available for recordation.

This property has never been the homestead of the grantor.
Street Address: 1260 9th Avenue, Calera, Alabama.

(If either description above should vary, then the legal description is controlling.)

TO HAVE AND TO HOLD the described premises to said GRANTEE,
his/her/their SUCCESSORS and ASSIGNS FOREVER.

Grantor(s) make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor(s) has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor(s).

Grantor: Jitendra Jariwala - 725 3rd Avenue West, Birmingham, Al. 35204

Grantee: Tarani Koirala - 1260 9th Avenue, Calera, Al. 35040

Subject Property - 1260 9th Avenue, Calera, Al. 35040 - selling price of \$63,000.00 as set out above is the true value of this property.

Given under my hand and seal, this 8th day of May, 2017.

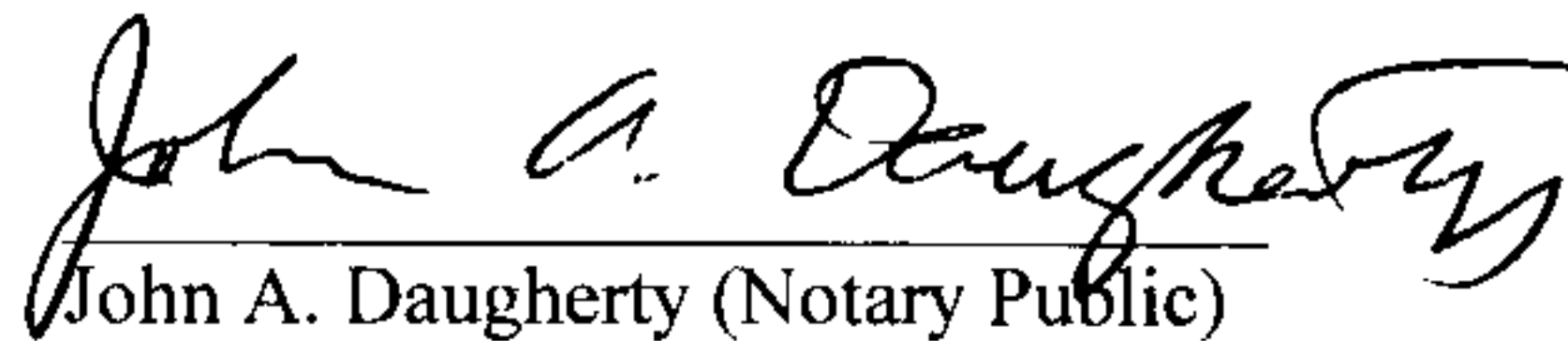

Jitendra Jariwala (Grantor)

State of Alabama)
County of Shelby)


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jitendra Jariwala, whose name is signed to the foregoing conveyance,

and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of May, 2017.


John A. Daugherty (Notary Public)

My Comm: Exp: 6/27/2019


20170518000172570 3/3 \$22.00
Shelby Cnty Judge of Probate: AL
05/18/2017 09:45:04 AM FILED/CERT