

STATE OF ALABAMA)
COUNTY OF SHELBY)

20171003000361010 1/1 \$60.00
Shelby Cnty Judge of Probate, AL
10/03/2017 03:56:08 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of three thirty thousand and no/100 dollars (\$330,000.00), being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Randall Burcham, III (GRANTOR) joined by his spouse, Emily Burcham whose address is 609 Eastwood Place, Vestavia Hills, AL 35216 do grant, bargain, sell and convey unto Amit R. Patel (GRANTEE) whose address is 2339 Arbor Glen, Hoover, AL 35244, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 172, ACCORDING TO THE FINAL PLAT ARBOR HILL PHASE IV, AS RECORDED IN MAP BOOK 35, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2339 Arbor Glen, Hoover, AL 35244

SUBJECT TO:

Ad valorem taxes due October 01, 2017.

Easements, and set back line as shown on record map

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 168; Deed Book 6, Page 16 and Deed Book 111, Page 625.

Assignment of Developers Rights as recorded in Instrument No. 2002-30821.

Right of way granted to Alabama Power Company as set forth in Real Book 65, Page 1 and Deed Book 332, Page 554.

Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 and covenants pertaining thereto as recorded in Real Book 69, Page 458.

Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.

Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2003-59578, in the Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company as set forth in Instrument No. 2004-12713.

\$285,000.00 of the consideration was paid from the proceeds of a mortgage loan.


Emily Burcham executes this deed to comply with section 6-10-3 Code of Alabama, as amended, but makes no warranty of title.

TO HAVE AND TO HOLD to the Grantee, his heirs, successors and assigns forever.

And said GRANTOR does for himself, his heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, joined by his spouse, have caused this conveyance to be executed this the 29th day of September, 2017.

 SEAL
RANDALL BURCHAM, III

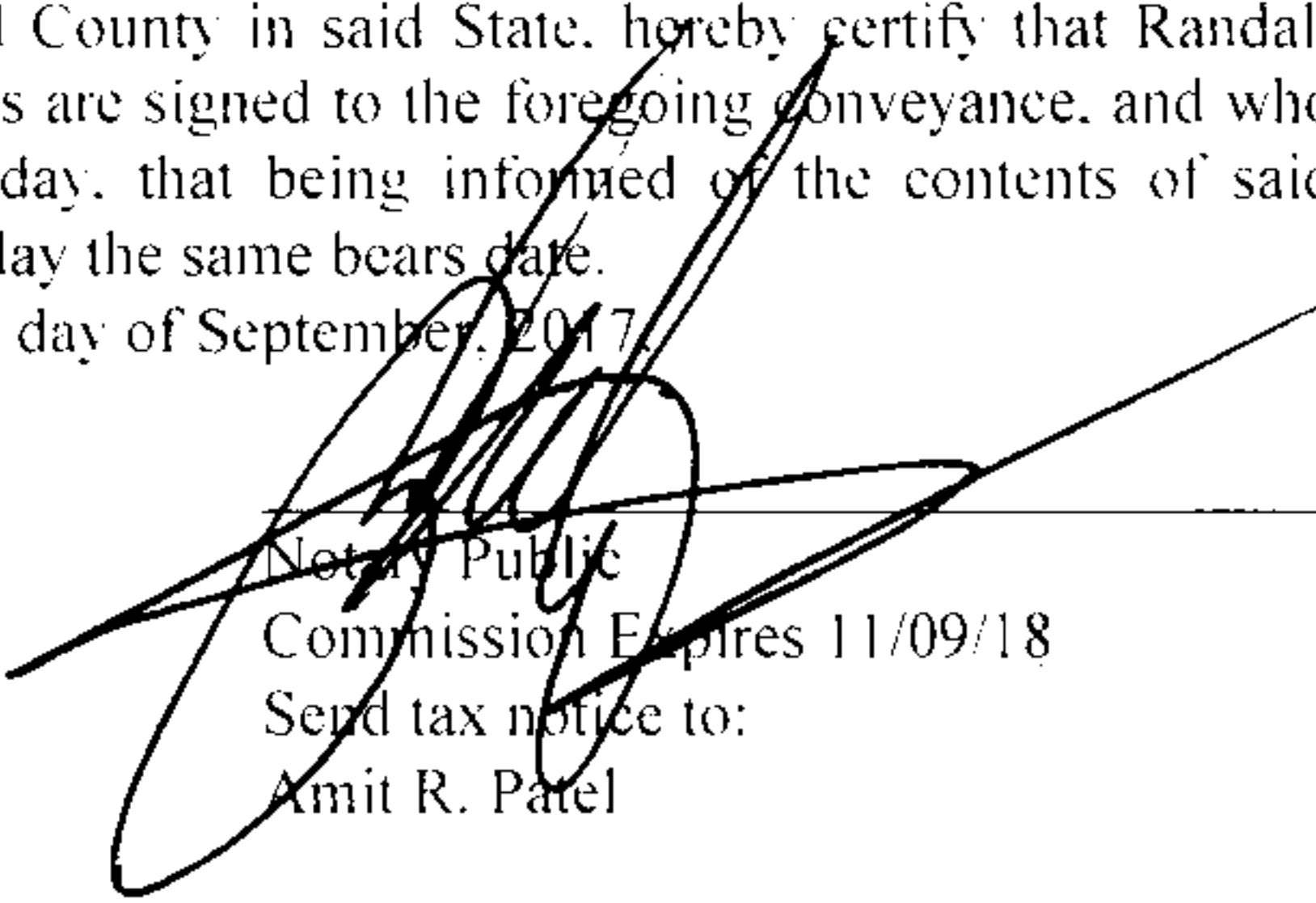
 SEAL
EMILY BURCHAM

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Randall Burcham, III and spouse, Emily Burcham, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 29th day of September, 2017.

This instrument prepared by:
Gene W. Gray, Jr.,
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205-879-3400
File 217205


Notary Public
Commission Expires 11/09/18
Send tax notice to:
Amit R. Patel

2339 Arbor Glenn
Hoover, AL 35244
#11-7-26-0-009-040.000