

Send tax notice to:
Ronak V. Patel
2106 Eagle Ridge Dr.
Birmingham, AL 35242
HOV1800032

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20180201000034510
02/01/2018 02:39:28 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Three Thousand Five Hundred and 00/100 Dollars (\$233,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Paul W. Urban, Jr., an unmarried man**, whose mailing address is PO Box 150229, Nashville, TN 37215 (hereinafter referred to as "Grantor"), by **Ronak V. Patel** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Page 133 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$186,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 30th day of January, 2018.

Paul W. Urban, Jr.
Paul W. Urban, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul W. Urban, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of January, 2018.

(Notary Seal)



Berkley Jade Criswell

Notary Public

Print Name: *Berkley Jade Criswell*

Commission Expires: *08/21/2021*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2018 02:39:28 PM
\$65.00 CHERRY
20180201000034510

James W. Fuhrmeister