

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
HARI K. VAJAH
3249 ARBOR HILL TRACE
HOOVER AL.
35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

20180202000036440 1/1 \$49.00
Shelby Cnty Judge of Probate, AL
02/02/2018 11:44:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Manoj M. Morwale and wife Swati Morwale (herein referred to as Grantor, whether one or more) whose mailing address is 9115 KIDWELL CIR. CUMMINGS, GA. 30041, grant, bargain, sell and convey unto Hari K. Vajaha and Revathi Narra (herein referred to as Grantees) whose mailing address is 3249 ARBOR HILL TRACE, HOOVER, AL. 35244, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 3249 Arbor Hill Trace, Hoover, Alabama 35244 to-wit:

Lot 214, according to the Survey of Arbor Hill Phase III, as recorded in Map Book 33, Page 142 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters concerning Arbor Hills Homeowners Association, Inc.

\$306,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

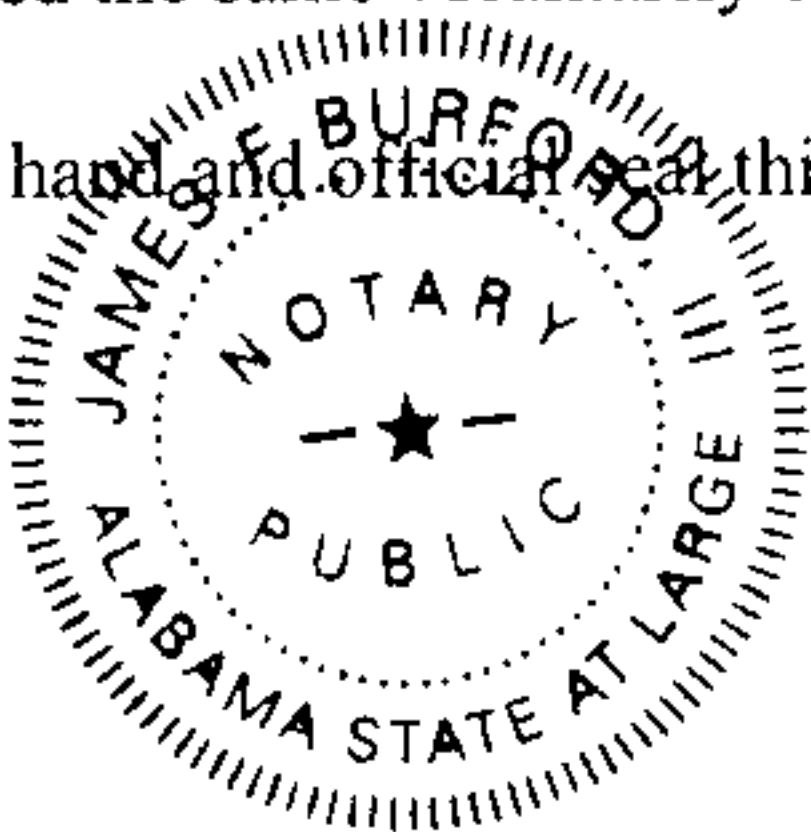
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 26 day of January, 2018.

Manoj M. Morwale
Swati Morwale
Shelby County, AL 02/02/2018
State of Alabama
Deed Tax: \$34.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Manoj M. Morwale and wife Swati Morwale, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 this 26 day of January, 2018.



Notary Public
My Commission Exp. 3.1.18