

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Yancy D. Sasan and Lorraine Sasan
242 Strathaven Lane
Pelham, AL 35124

20180202000036520
02/02/2018 12:37:40 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$249,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Nipam Shah, a single person (the "Grantor", whether one or more), whose mailing address is 3550 Grandview Parkway Apt# 427, Birmingham, AL 35243, do hereby grant, bargain, sell, and convey unto Yancy D. Sasan and Lorraine Sasan (the "Grantees"), whose mailing address is 242 Strathaven Lane, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 242 Strathaven Lane, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

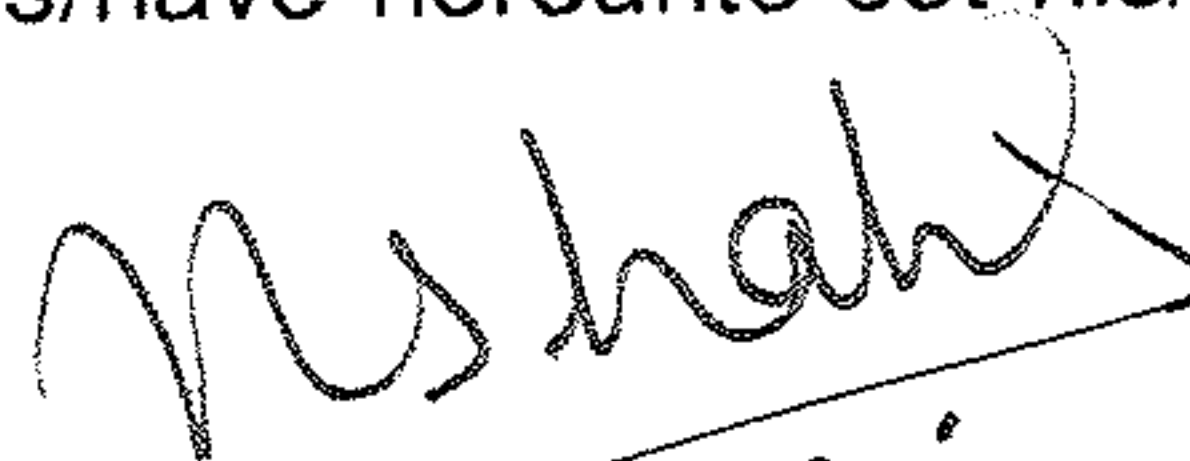
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$174,300.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Nipam Shah, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of January, 2018.



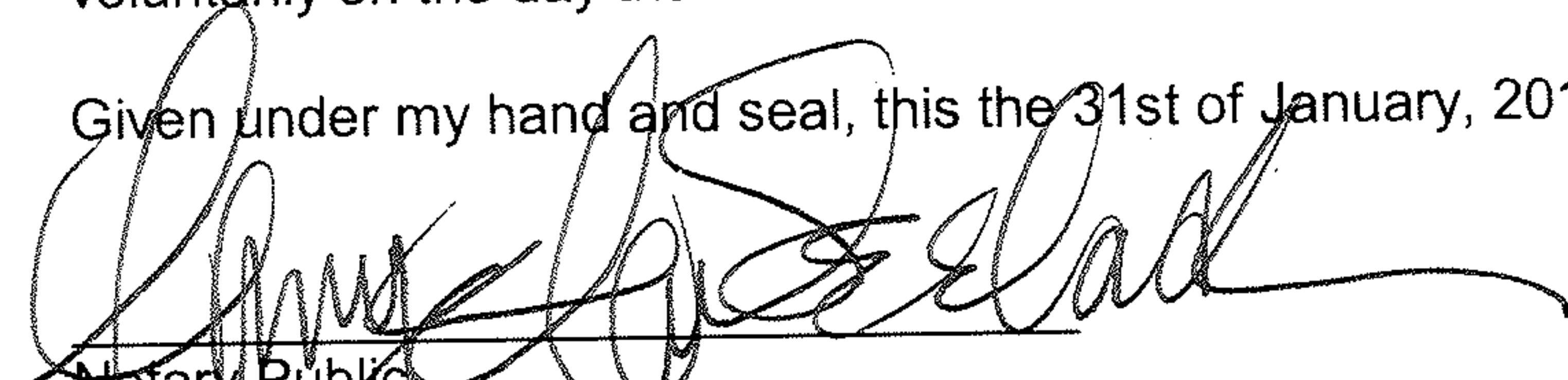
Nipam Shah

State of Alabama

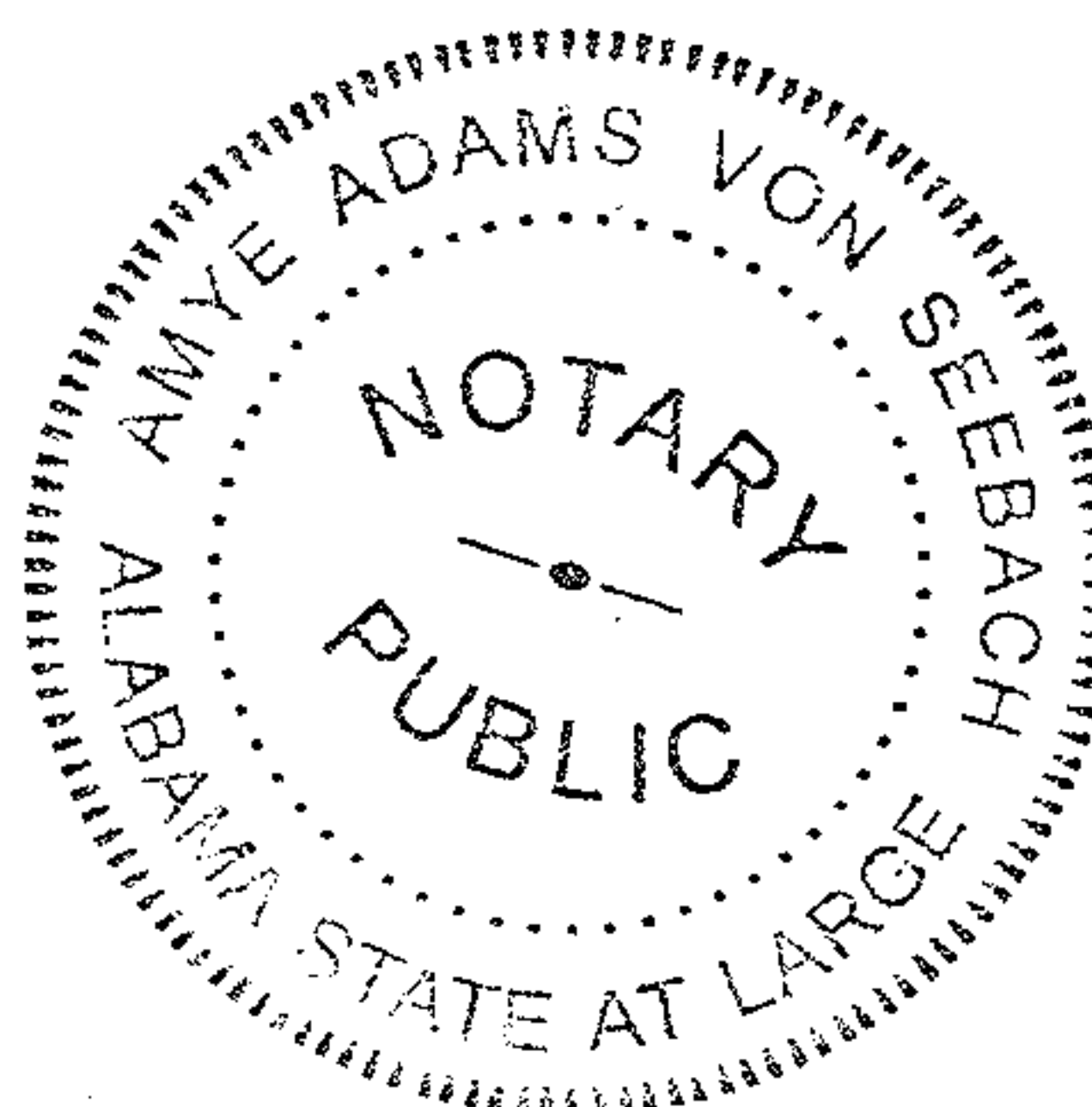
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Nipam Shah, a single person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of January, 2018.


Notary Public
Commission Expires:

My Commission Expires:
June 17, 2021



J18-4003

EXHIBIT "A"
Legal Description

Lot 1625, according to the Final Plat of Strathaven at Ballentrae, Phase I, as recorded in Map Book 37, Page 128, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 12:37:40 PM
\$93.00 CHERRY
20180202000036520

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.