

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:
Nilam Harish Modi and Harish Dashrathlal
Modi and and Shardul Harish Modi and Rajvi
Harish Modi
945 Narrows Point Drive
Birmingham, AL 35242

20180426000140690
04/26/2018 11:10:32 AM
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 \$220,500.00, 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, Chris Myers and Tonya Myers, a married couple (the "Grantor", whether one or more), whose mailing address is 1446 Laurens Street, do hereby grant, bargain, sell, and convey unto Nilam Harish Modi and Harish Dashrathlal Modi and and Shardul Harish Modi and Rajvi Harish Modi (the "Grantees"), whose mailing address is 945 Narrows Point Drive, Birmingham, AL 35242, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 945 Narrows Point Drive, Birmingham, AL 35242; to-wit:

Lot 66, according to the Final Recorded Plat of the Narrows Point, Phase 5, as recorded in Map Book 35, Pages 90 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement for Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions as recorded in Instrument # 2000-9755 in the Probate Office of Shelby County, Alabama (which together will all amendments thereto, is hereinafter referred to as "Declaration").

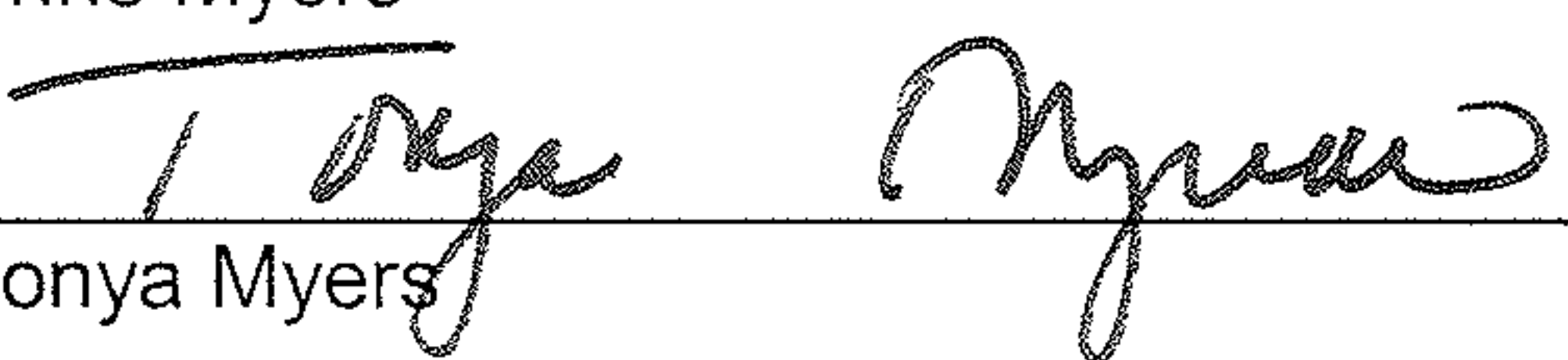
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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.

IN WITNESS WHEREOF, Chris Myers and Tonya Myers, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 23rd day of April, 2018.


Chris Myers

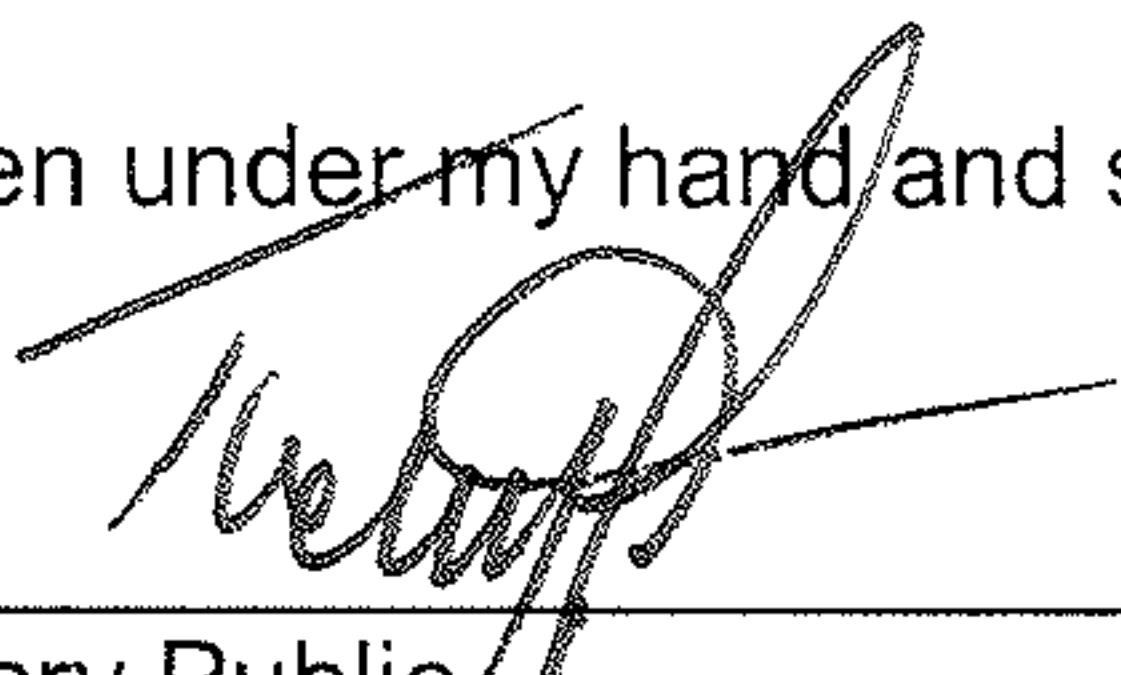

Tonya Myers

State of Alabama

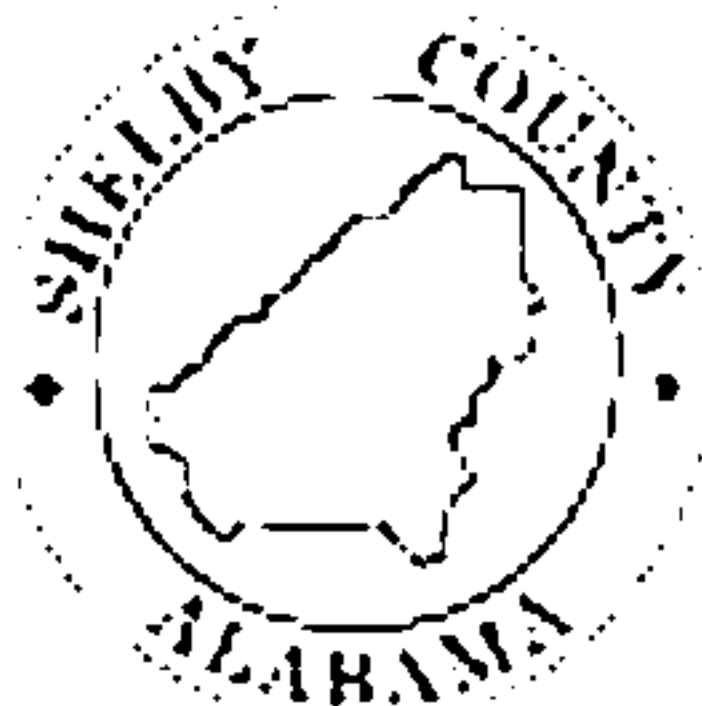
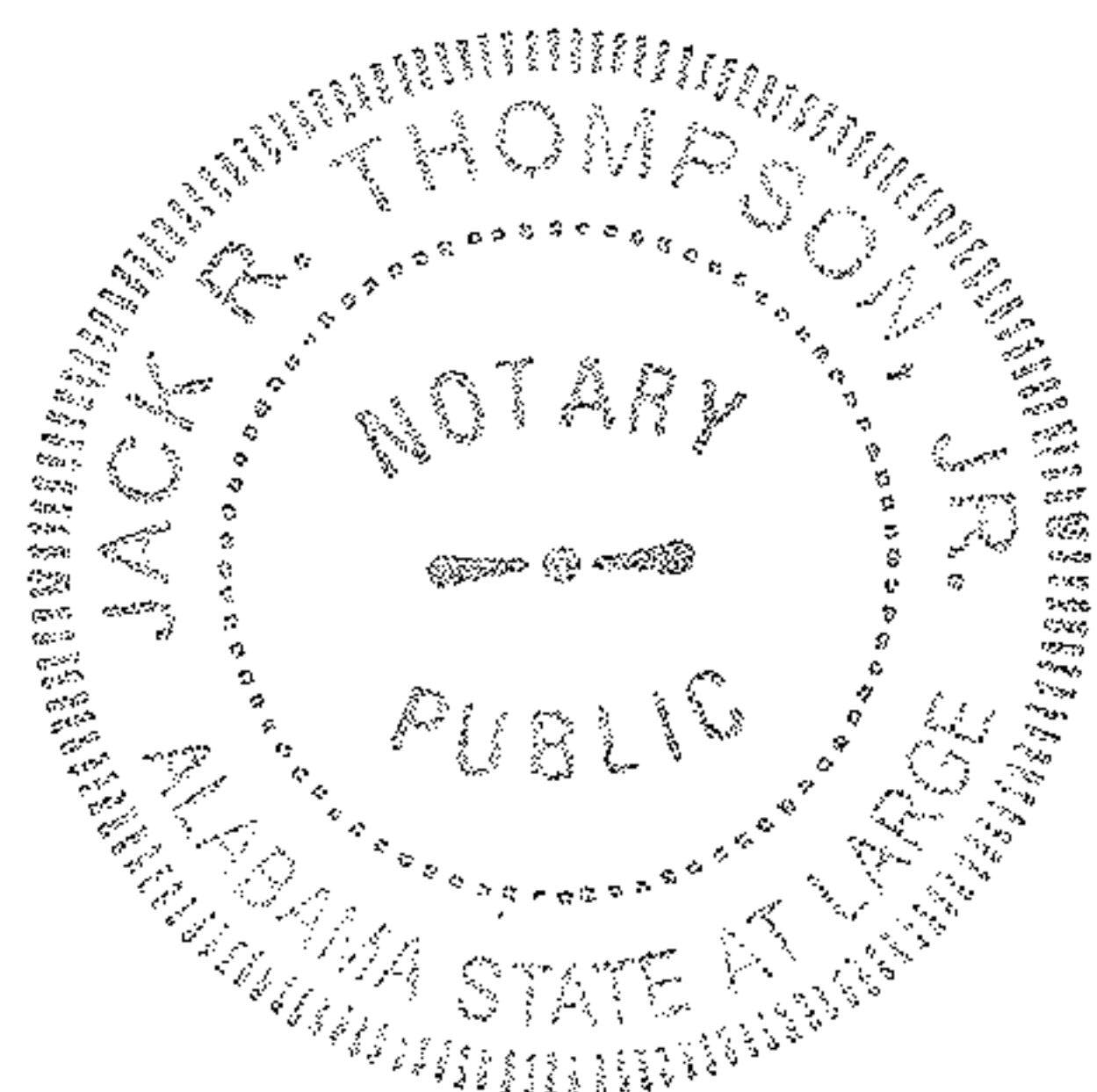
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Chris Myers and Tonya Myers, a married couple , 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 23rd of April, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2018 11:10:32 AM
\$238.50 CHERRY
20180426000140690

