

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:
Arthur J. Nilsen and Kendra Odom Nilsen
5041 Longleaf Lane
Birmingham, AL 35242

20180502000148600
05/02/2018 10:34:41 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 \$359,000.00, 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, Nitin Chhabra and Amita Chhabra, a married couple (the "Grantor", whether one or more), whose mailing address is 4281 Glasscott Crossing Hoover, AL 35244 do hereby grant, bargain, sell, and convey unto Arthur J. Nilsen and Kendra Odom Nilsen (the "Grantees"), whose mailing address is 5041 Longleaf Lane, 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 5041 Longleaf Lane, Birmingham, AL 35242; to-wit:

Lot 56, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.


- 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.

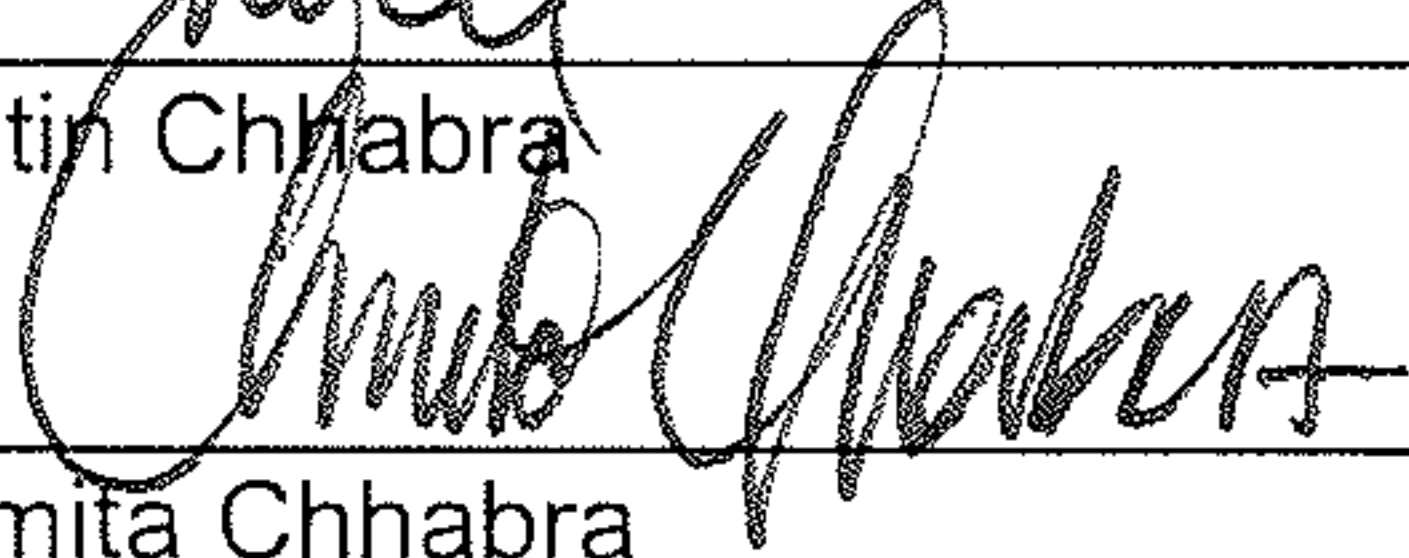
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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: \$323,100.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Nitin Chhabra and Amita Chhabra, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of April, 2018.



Nitin Chhabra


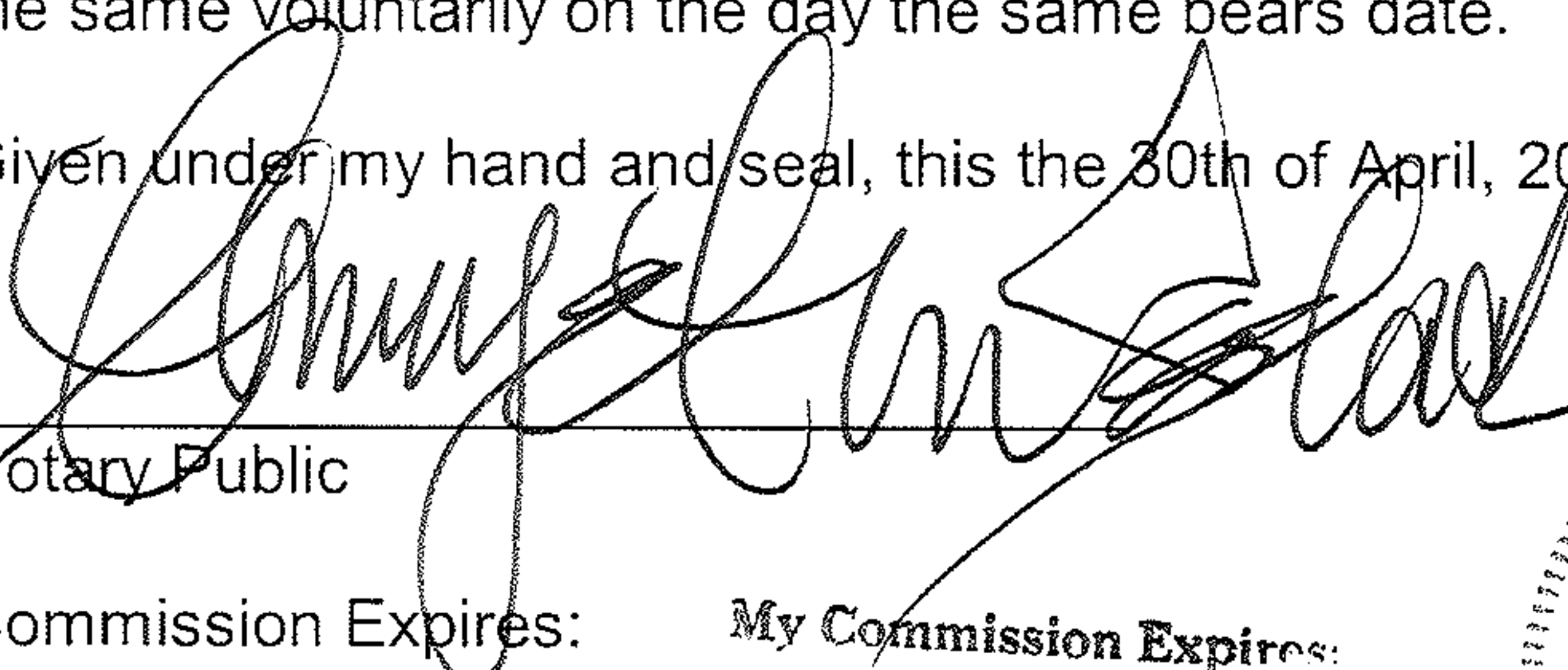
Amita Chhabra

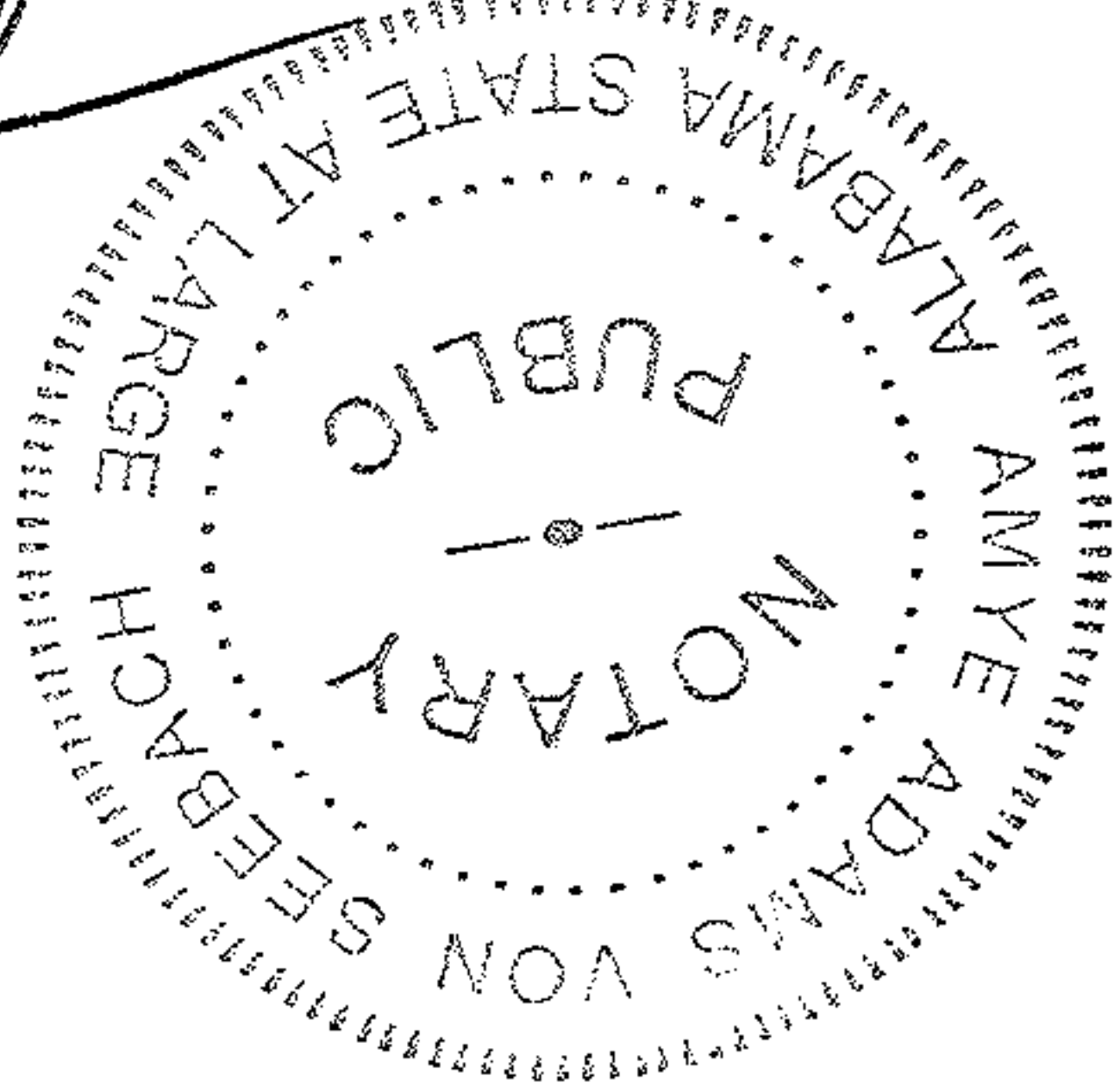
State of Alabama

County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Nitin Chhabra and Amita Chhabra, 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 30th of April, 2018.



Notary Public
Commission Expires: My Commission Expires:
June 17, 2021




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2018 10:34:41 AM
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