

20180530000188610  
05/30/2018 10:39:31 AM  
DEEDS 1/2

Send tax notice to:  
LEROY ABRAHAMS  
190 NARROWS PEAK CIRCLE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2018232

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Four Thousand and 00/100 Dollars (\$224,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAY SHRESTHA and RAJANI RAJBHANDARI, husband and wife **whose mailing address** is: 9001 Liberty Pkwy, Birmingham AL 35242 (hereinafter referred to as "Grantors") by LEROY ABRAHAMS and MALISA ABRAHAMS **whose property address** is: 190 NARROWS PEAK CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 46, according to the Amended Final Record Plat of Narrows Peak Sector as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

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



SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto.
3. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 2002-42418, Instrument 2000-9755, Instrument 2000-171316, Instrument 2000-36695, Instrument 2001-32328, Instrument 2002090500042180, Instrument 20021017000508250 and Instrument 20030716000450980.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

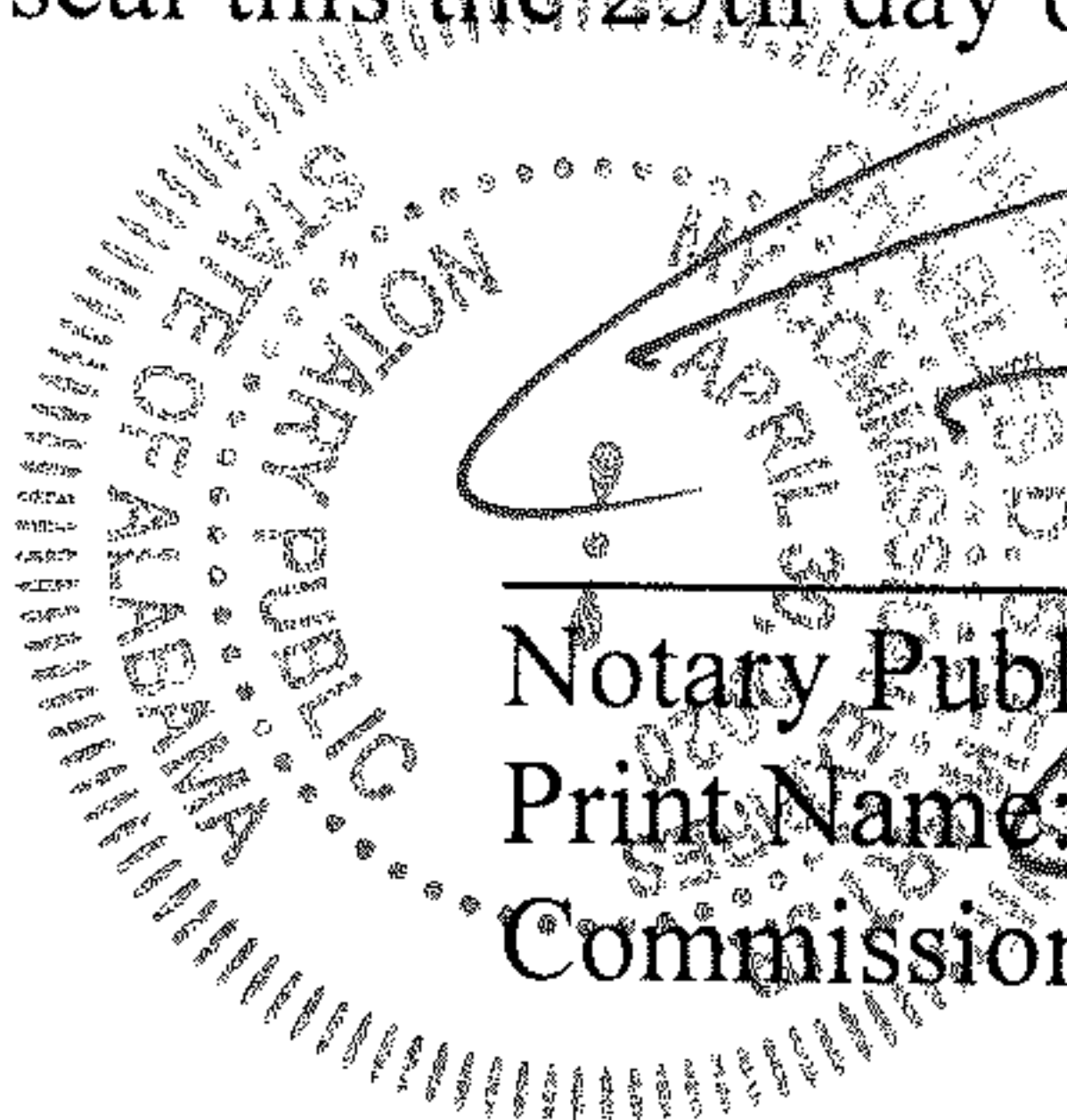
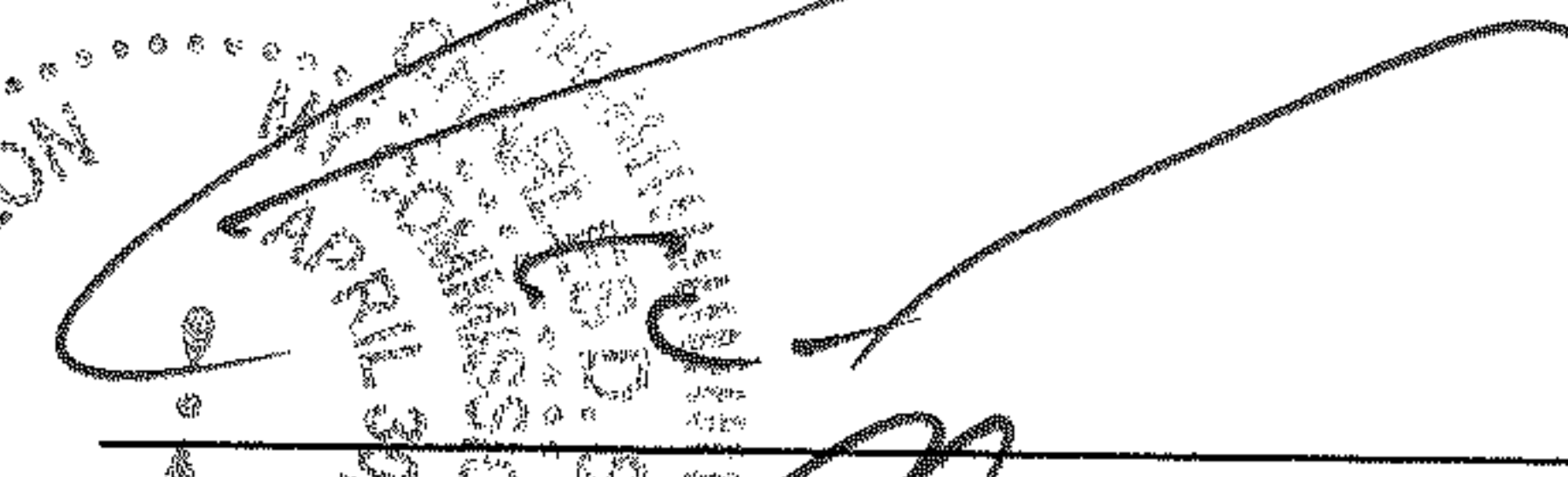
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of May, 2018.

  
JAY SHRESTHA  
  
RAJANI RAJBHANDARI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAY SHRESTHA and RAJANI RAJBHANDARI whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2018.

  
  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires:  
4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/30/2018 10:39:31 AM  
\$242.00 JESSICA  
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