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07/03/2018 01:20:28 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Gatchouse Law, LLC
2119 3rd Ave North, Ste 201
Birmingham, AL 35203
(205) 208-9595

Send Tax Notice to:
Nita Gandhakwala
109 Katlyn Drive
Sylacauga, AL 35150

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars (\$310,000.00) and other good and valuable consideration to the undersigned Grantor, **Satya Sai Babu Nijampatnam, a married man**, (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Nita Gandhakwala**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 128, according to the Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Probate Office of Shelby County, Alabama.

More commonly known as: 2360 Arbor Glen, AL, 35244 (Shelby County)

Subject to:

1. Taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.
4. Assignment of Developer's Rights as recorded in Instrument #2002-30821.
5. Right of way to Alabama Power Company as recorded in Real 65, Page 1, and in Deed Book 332, Page 554, and in Instrument #2004-14713.
6. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 and covenants pertaining thereto as recorded in Real 69, Page 458.
7. Restrictive Covenants and Grant of Land Easement to Alabama Power Company as recorded in Instrument #20050801000383350.
8. Transmission line permit to Alabama Power Company as recorded in Deed Book 136, Page 34, Deed Book 151, Page 449, Deed Book 136, Page 28 and in Deed Book 108, Page 363.
9. Declaration of Protective Covenants, Conditions and Restrictions for Arbor Hills as recorded in Instrument #20030905000595780, amended in Instrument #20090821000323150 in Instrument #20090821000323160 and in Instrument #2010611000186700.

The above-described property is NOT the homestead of record of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 28th day of June, 2018

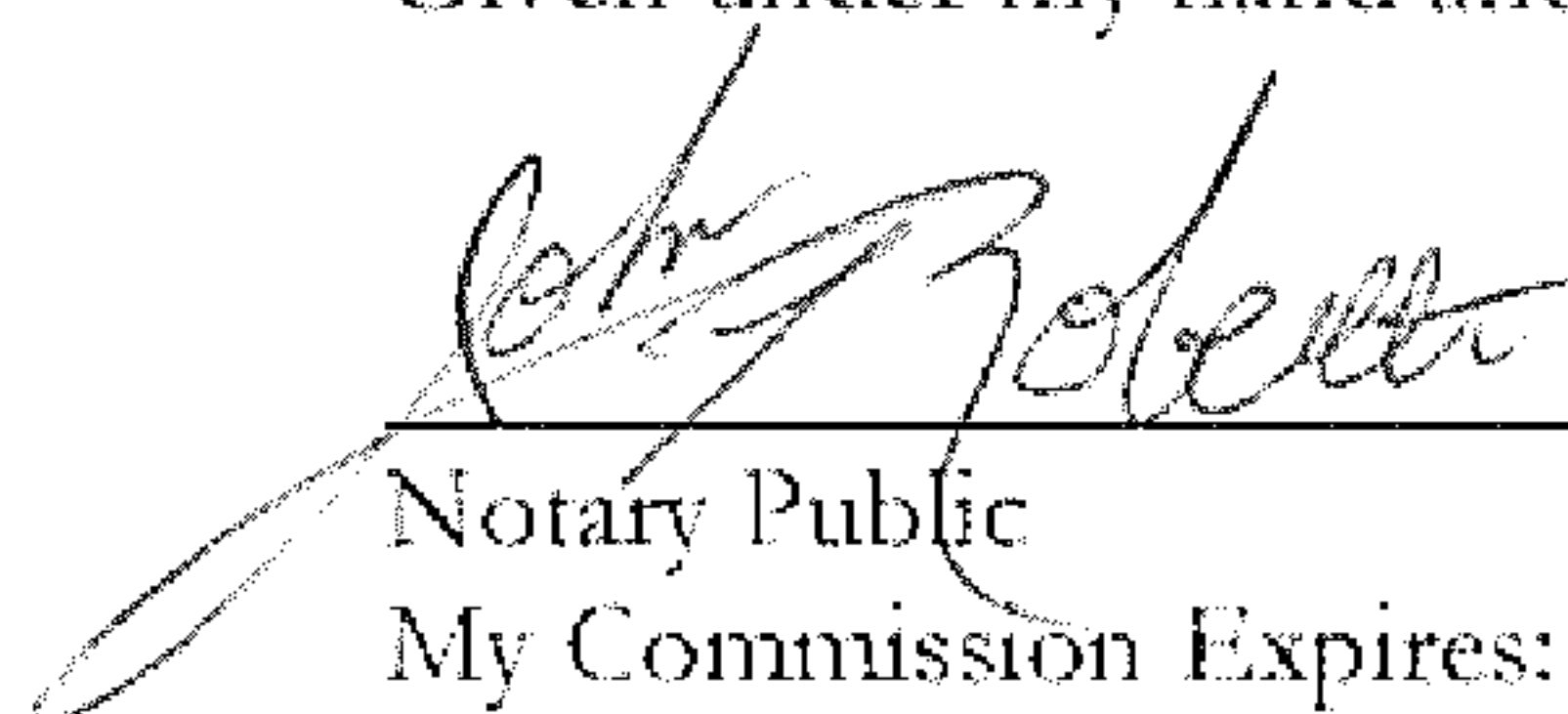
Satya Sai Babu Nijampatnam by Venkata Ratnam Nijampatnam,
his Attorney-In-Fact

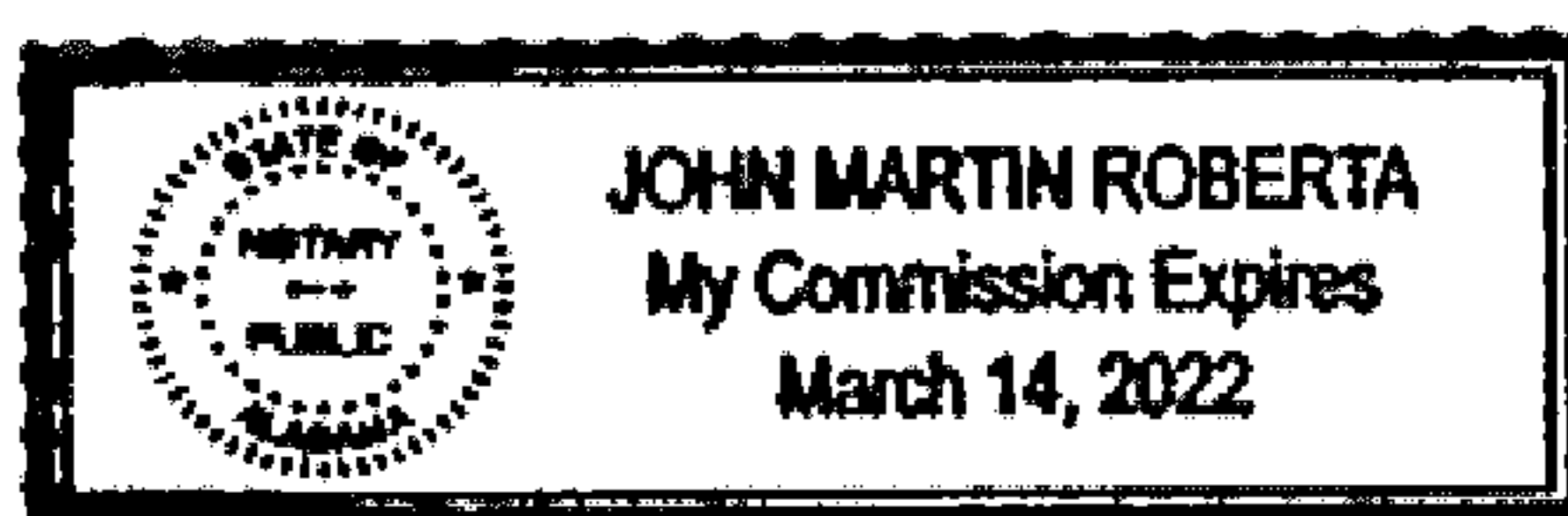
Satya Sai Babu Nijampatnam by Venkata Ratnam
Nijampatnam, his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Venkata Ratnam Nijampatnam, as Attorney-in Fact for Satya Sai Babu Nijampatnam, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he, in her capacity as such Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2018.


Notary Public
My Commission Expires:



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Satya Sai Babu Nijampatnam	Grantee's Name: Nita Gandhkwala
Mailing Address: 4524 Magnolia Dr Birmingham, AL 35242	Mailing Address: 109 Katlyn Drive Sylacauga, AL 35150
Date of Sale: June 28, 2018	Total Purchase Price: 310,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 01:20:28 PM
\$328.00 CHERRY
20180703000237350

