

Send tax notice to:  
BISAKHA SEN  
3117 BRADFORD PLACE  
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

2019014

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **GARY M. WYATT and CAROLYN S. WYATT, HUSBAND AND WIFE** whose mailing address is: 1945 Indian Lake Drive Birmingham AL 35244 (hereinafter referred to as "Grantors") by **BISAKHA SEN and SANJEEV CHAUDHURI** whose property address is: **3117 BRADFORD PLACE, 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 4, in Block 1, according to the Survey of Windsor Estates, as recorded in Map Book 9, Page 132 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Windsor Estates recorded in Map Book 9, Page 132 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, whether or not appearing in the Public Records and as set forth in Book 81, Page 524.
4. Agreement with Alabama Power Company as recorded in Book 62, Page 605, in the Probate Office of Shelby County, Alabama.
5. Covenants, conditions, and restrictions as set forth in instrument recorded Book 57, Page 767 in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power company as recorded in Book 62, Page 608, in the Probate Office of Shelby County, Alabama
7. Right-of-way to Alabama Power Company recorded in Book 65, Page 513 in the Probate Office of Shelby County, Alabama

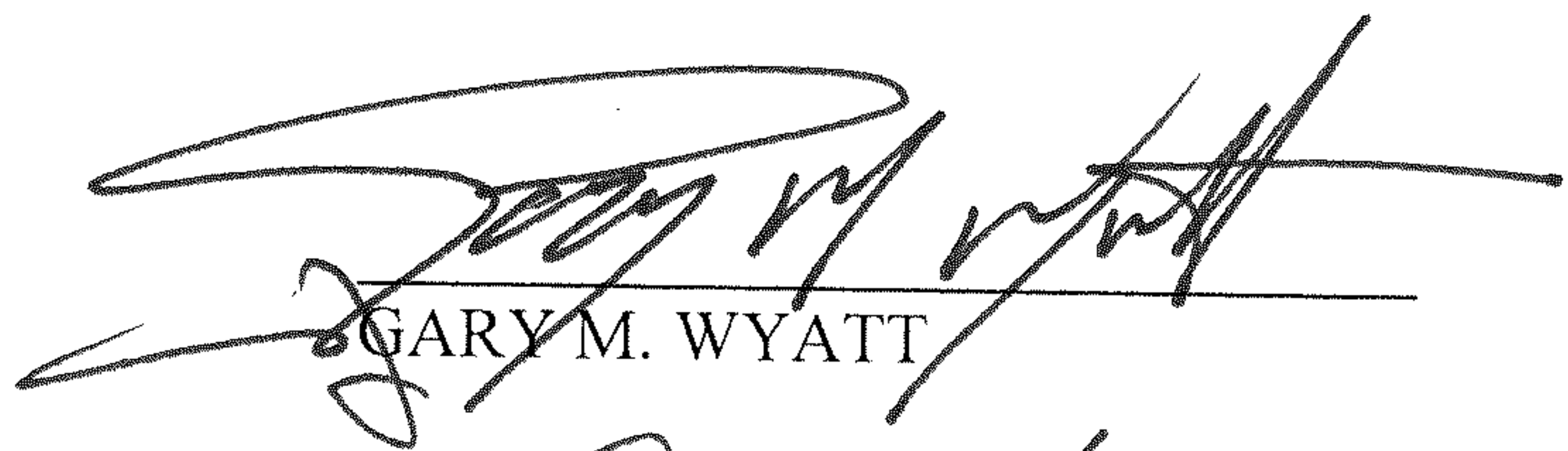
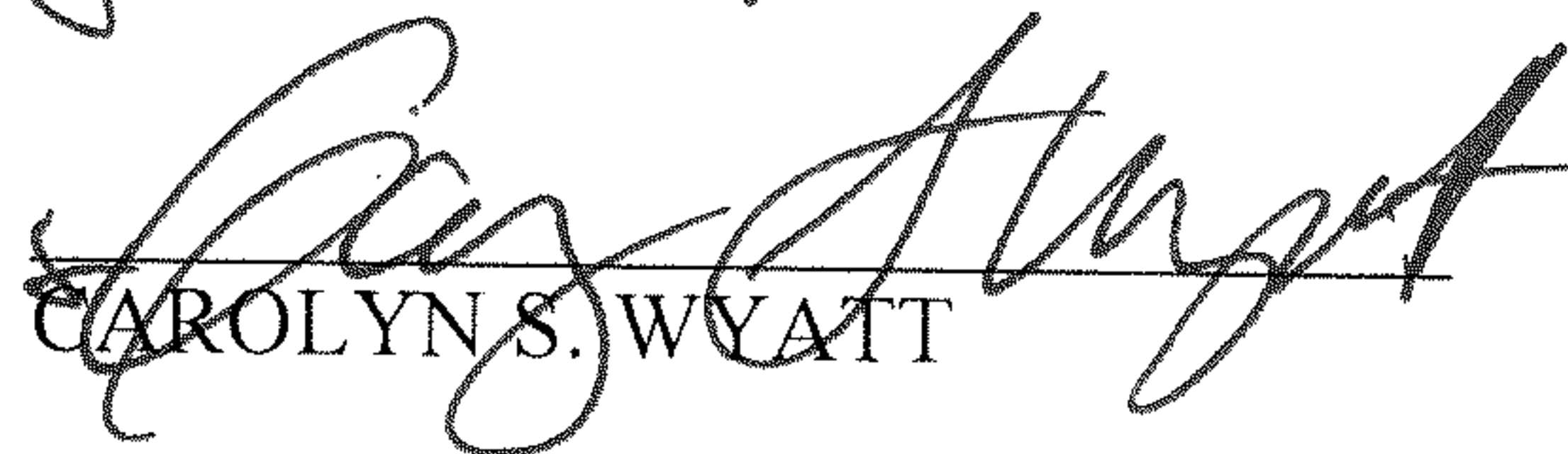
**\$452,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**



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.

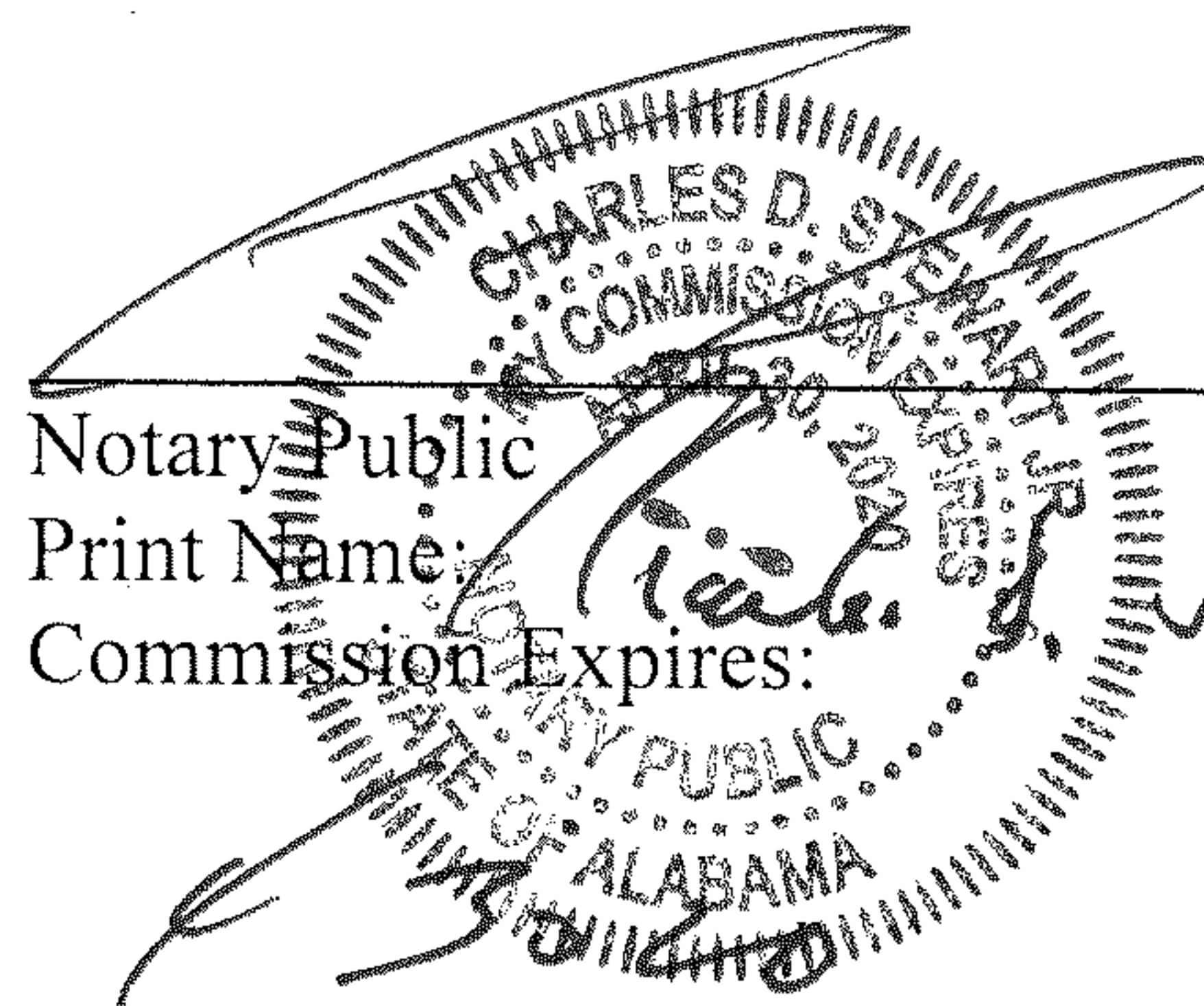
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of January, 2019.

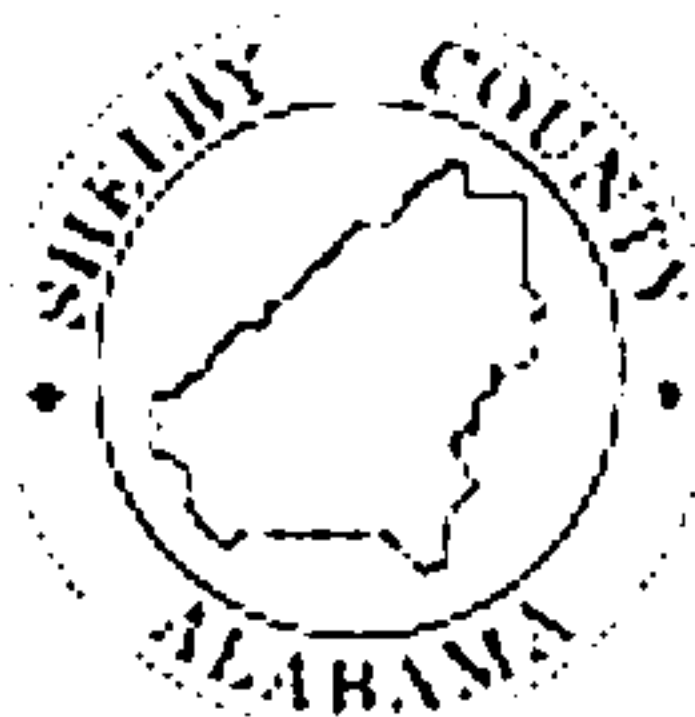
  
GARY M. WYATT  
  
CAROLYN S. WYATT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY M. WYATT and CAROLYN S. WYATT 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 31st day of January, 2019.

  
Notary Public  
Print Name: *Charles D. Stewart*  
Commission Expires: *02/28/2020*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/04/2019 12:04:26 PM  
\$131.00 CHERRY  
20190204000035730

*Allie S. Bayl*