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02/07/2019 03:42:47 PM

DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Hector Hugo Barrero Sr.
Luz Marina Barrero

1017 Bridgewater Park Dr.
Hoover, AL 35244

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Six Thousand Dollars and No Cents (\$356,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Ahmed Dhanani, an unmarried man and Shabana Ali Dhanani, an unmarried woman, whose mailing address is:

7471 S. Clinton St. Apt 1303 Englewood, CO 80112

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Hector Hugo Barrero Sr. and Luz Marina Barrero, whose mailing address is:

1017 Bridgewater Park Dr., Hoover, AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in SHELBY County, Alabama, the address of which is: 1017 Bridgewater Park Dr., Hoover, AL 35244 to-wit:

Lot 5A, according to the Survey of Final Record Plat of a Resurvey of Lots 1 through 12, Bridgewater Park, as recorded in Map Book 38, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$325,366.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 28th day of January, 2019.

Ahmed Dhanani

Shabana Ali Dhanani

State of ~~Alabama~~ ^{CO}
County of ~~JEFFERSON~~ ^{Scaphie}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ahmed Dhanani, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 28th day of January, 2019.

Drew Allsbrook
Notary Public, State of ~~Alabama~~ ^{Colorado}

Printed Name of Notary

My Commission Expires: Nov 14 2021

DREW ALLSBROOK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174047002
MY COMMISSION EXPIRES NOVEMBER 14, 2021

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 28th day of January, 2019.

~~Ahmed Dhanani~~

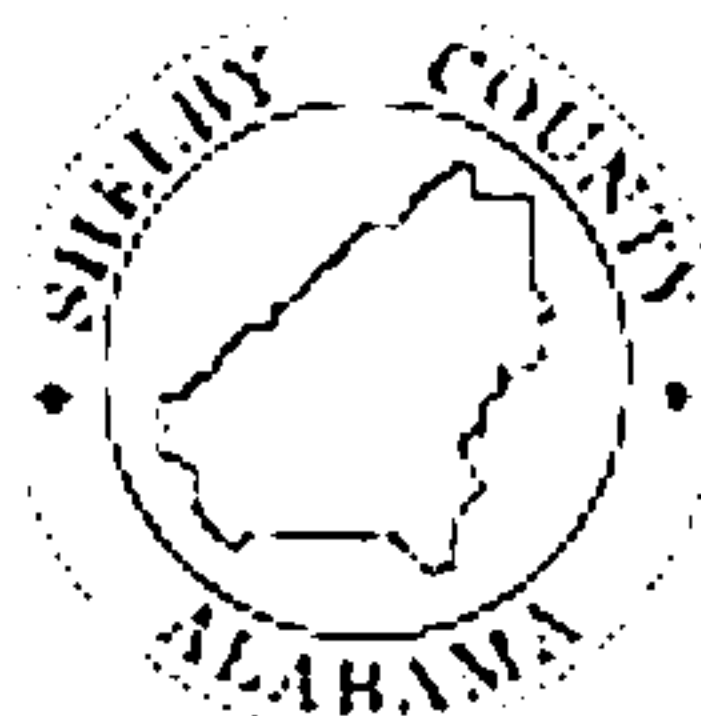
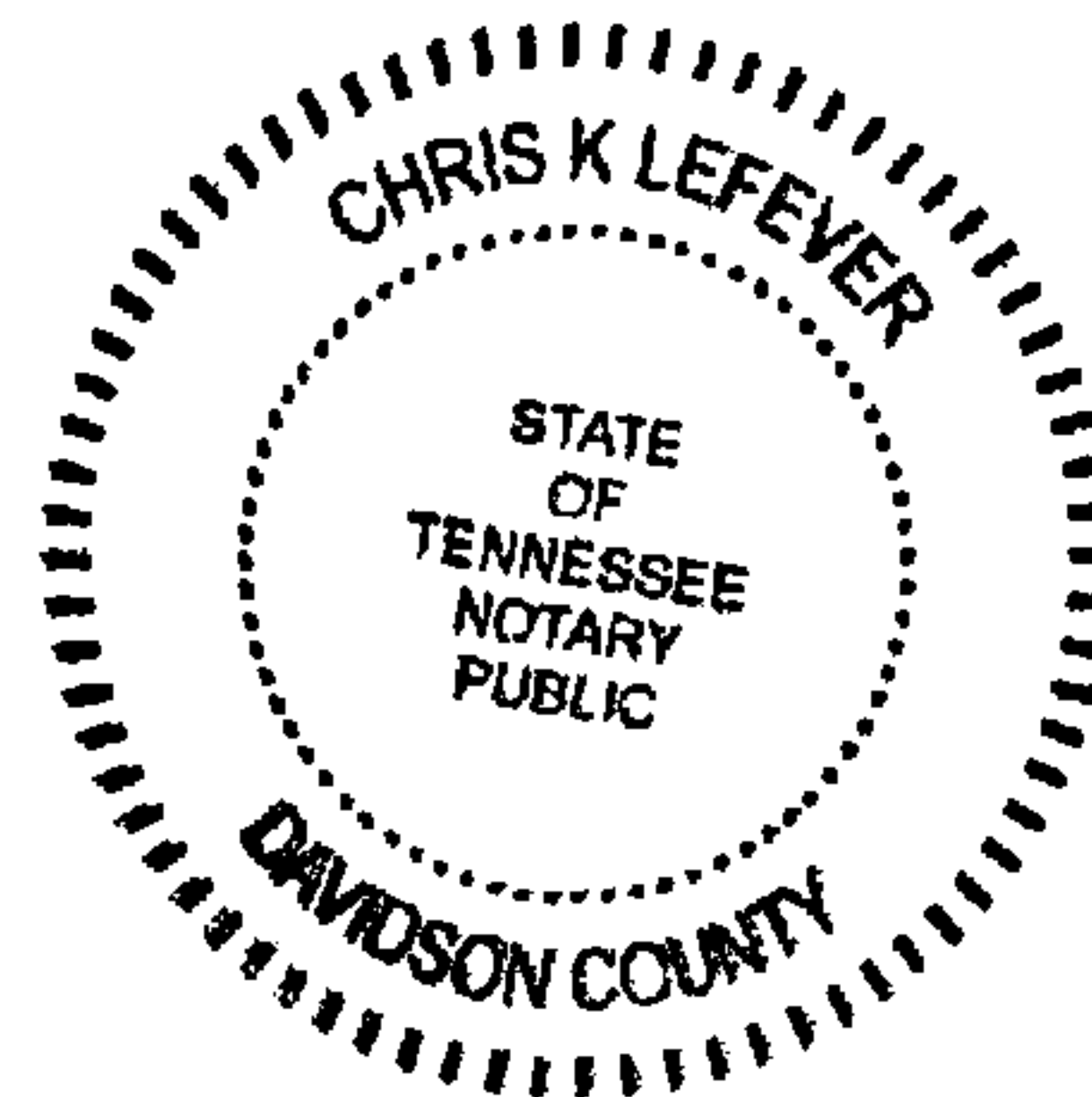
Shabana Ali Dhanani

State of Alabama Tennessee
County of ~~JEFFERSON~~ DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHABANA ALI ~~Ahmed Dhanani~~, an unmarried ~~man~~ ^{WOMAN}, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 28th day of January, 2019.

Chris Lefever
Notary Public, State of Alabama Tennessee
CHRIS LEFEVER

Printed Name of Notary
My Commission Expires: 11/8/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2019 03:42:47 PM
\$52.00 CHERRY
20190207000041330

Allen S. Bayl