

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

Send Tax Notice To:  
Vinodh Srinivasasainagendra  
Divya Kondepudi

39160 Portobello Road  
Birmingham, AL 35242

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Sixty Three Thousand Five Hundred Dollars and No Cents (\$263,500.00)** 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

**Jeffrey R Ewing, a married man, whose mailing address is:**

13505 Princeton Lane, Edmond, Ok 73013

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

**Vinodh Srinivasasainagendra and Divya Kondepudi, whose mailing address is:**

**39160 Portobello Road, Birmingham, AL 35242**

(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: 39160 Portobello Road, Birmingham, AL 35242 to-wit:

Unit 160, Building 39, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, Fifth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, Seventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, Eighth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4 and 2nd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, 3rd Amended condominium Plat of Edenton, a condominium, as recorded in Map Book 39, Page 137 and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$250,325.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, nor his spouse, as referenced in Code Section 6-10-2.

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 30 day of May, 2019.

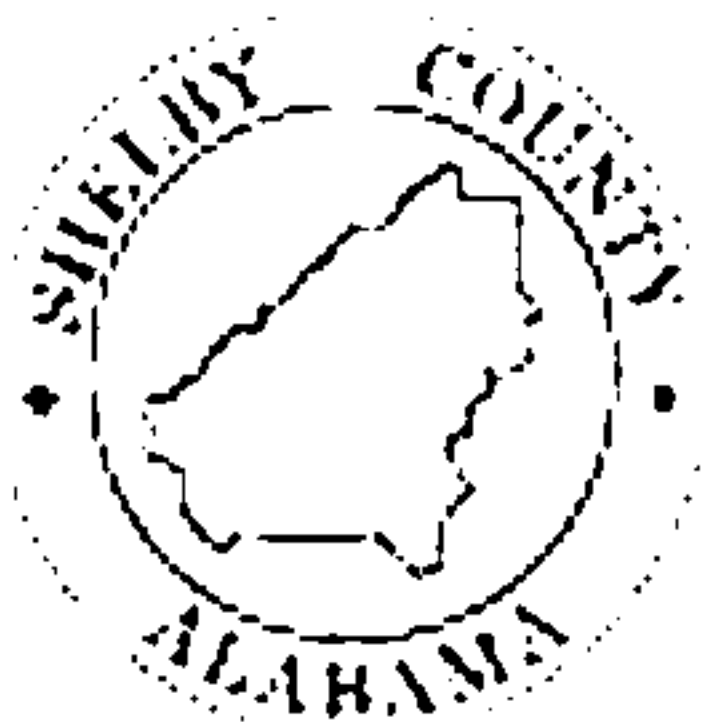
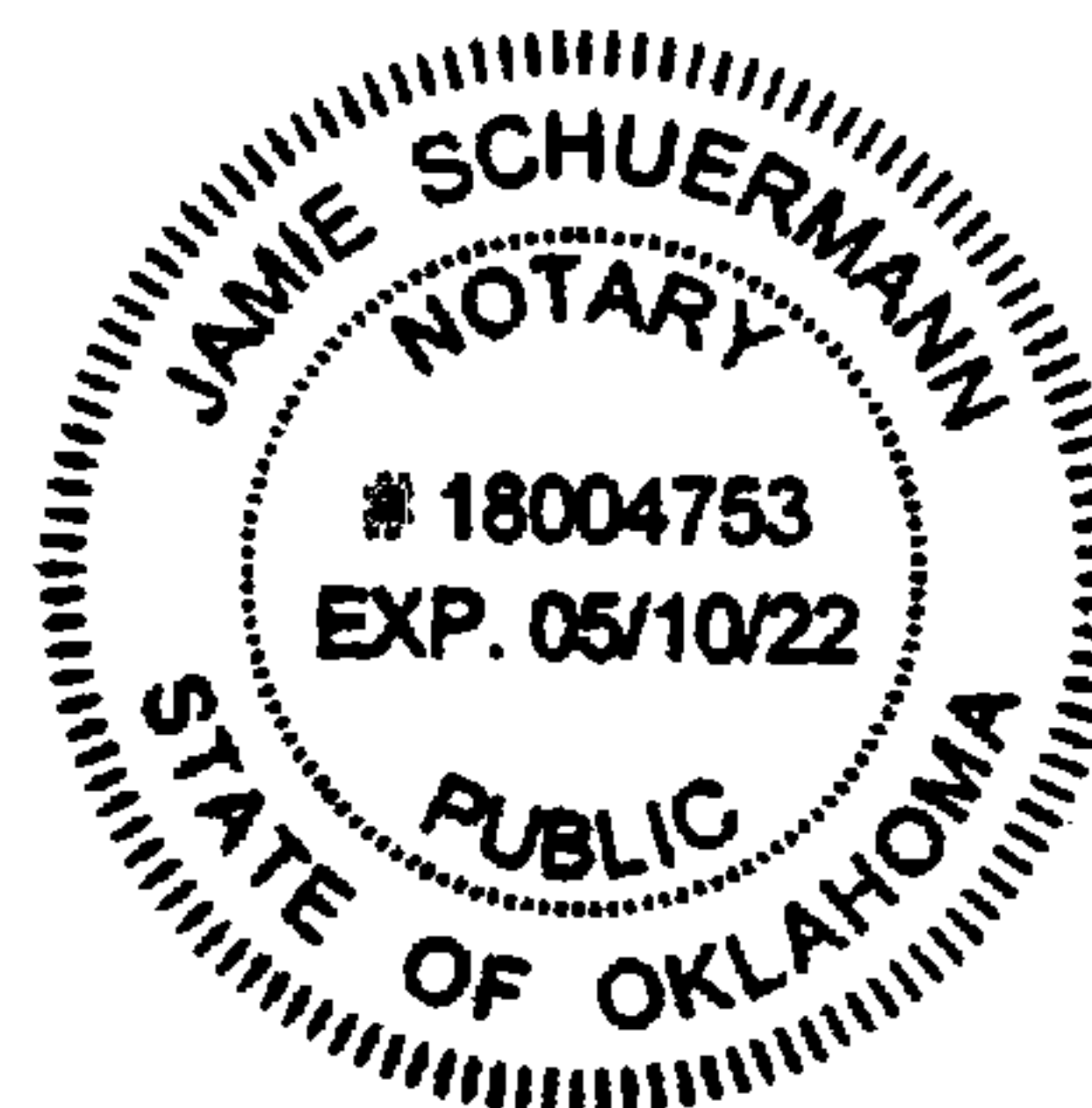
  
Jeffrey R Ewing

~~State of Alabama~~ Oklahoma ss  
~~County of JEFFERSON~~  
Oklahoma ss

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey R Ewing, a married 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 30 day of May, 2019.

  
Notary Public, State of Alabama Oklahoma ss  
Jamie Schuermann  
Printed Name of Notary  
My Commission Expires: 5/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2019 08:42:26 AM  
\$31.50 CHERRY  
20190604000190610

*Allen S. Bezel*