

Send tax notice to:
HARIKA MADDULA
422 CAMBRIAN RIDGE TRAIL
PELHAM, AL, 35124

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

STATE OF ALABAMA

2019395T

SHELBY COUNTY

20190702000236150
07/02/2019 09:38:34 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Four Thousand and 00/100 Dollars (\$134,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **D'MITREE P. ARRINGTON, a married woman**, whose mailing address is: *241 Strathaven Ln. Pelham AL 35124* (hereinafter referred to as "Grantor") by **HARIKA MADDULA** whose property address is: **422 CAMBRIAN RIDGE TRAIL, PELHAM, AL, 35124** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 93, according to the Map and Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor that of her spouse.

SUBJECT TO:

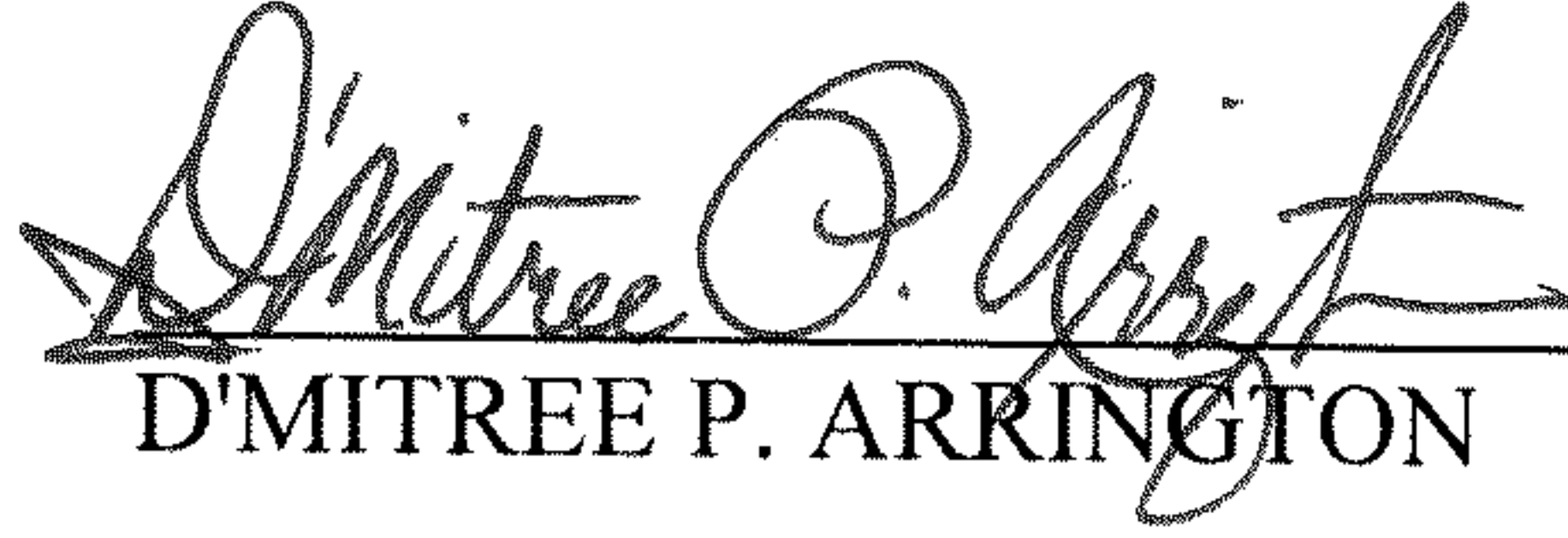
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in 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.
4. Easement in favor of Alabama Power Company recorded in Book 141, Page 596.
5. Conditions, covenants and restrictions as recorded in Instrument #1996-40563.

\$100,500.00 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.

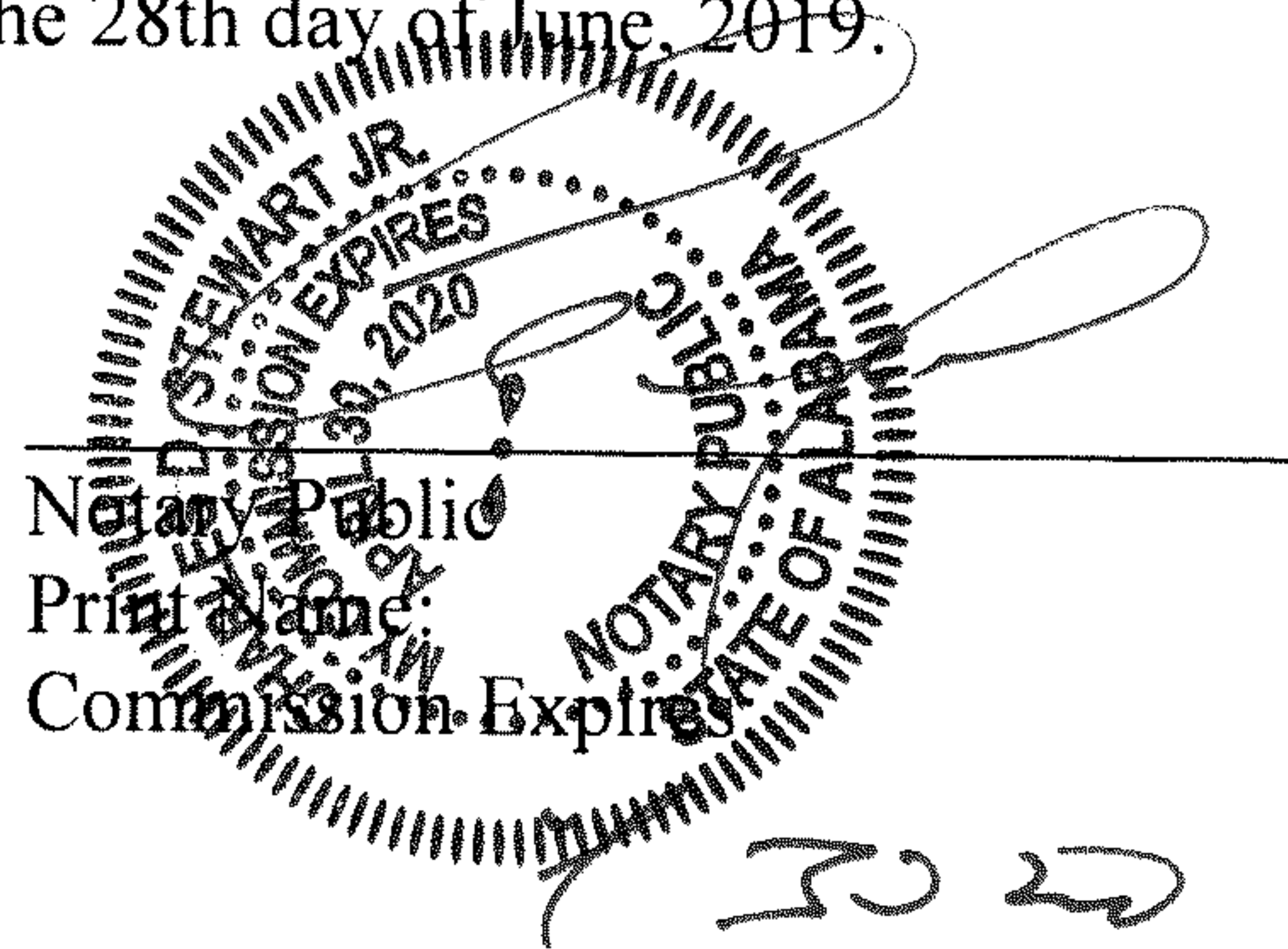
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 28th day of June, 2019.


D'MITREE P. ARRINGTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D'MITREE P. ARRINGTON 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 28th day of June, 2019.


Notary Public
Print Name: D. Stewart Jr.
Commission Expires: 01-30-2020
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 09:38:34 AM
\$51.50 CHERRY
20190702000236150

