

This Instrument was Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
File No.: 44444-19-1601

Send Tax Notice To: Iqbal A. Bhamani  
4051 Saddle Run Circle  
Pelham, AL 35124

20190703000240030  
07/03/2019 01:20:54 PM  
DEEDS 1/1

**WARRANTY DEED**

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of One Hundred Fifty Seven Thousand Dollars and No Cents (\$157,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **James Rotenberry and wife, Alada Rotenberry, and April Harry, a married woman**, whose address is 4051 Saddle Run Circle, Pelham, AL 35124, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Iqbal A. Bhamani**, whose address is 5936 Summer Pkwy, Hoover, AL 35244, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 4051 Saddle Run Circle, Pelham, AL 35124; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Lot 53, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

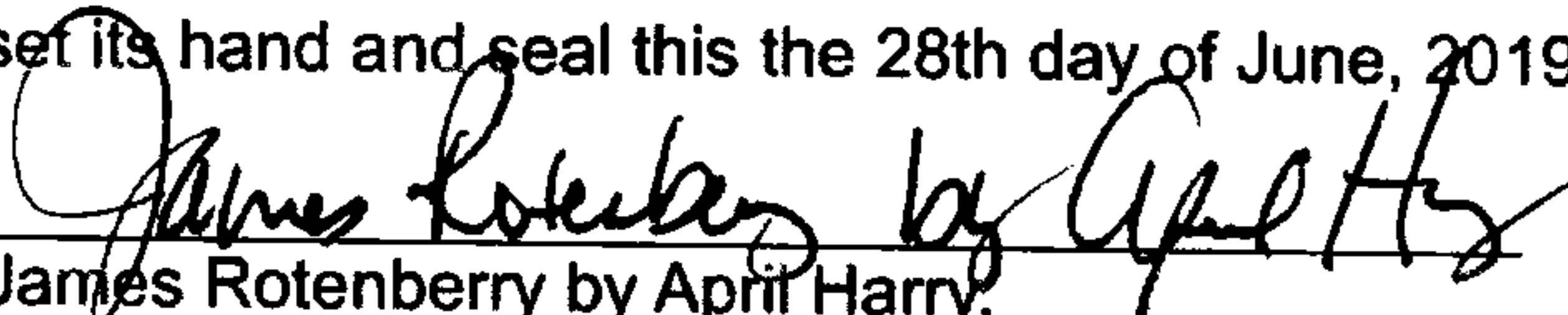
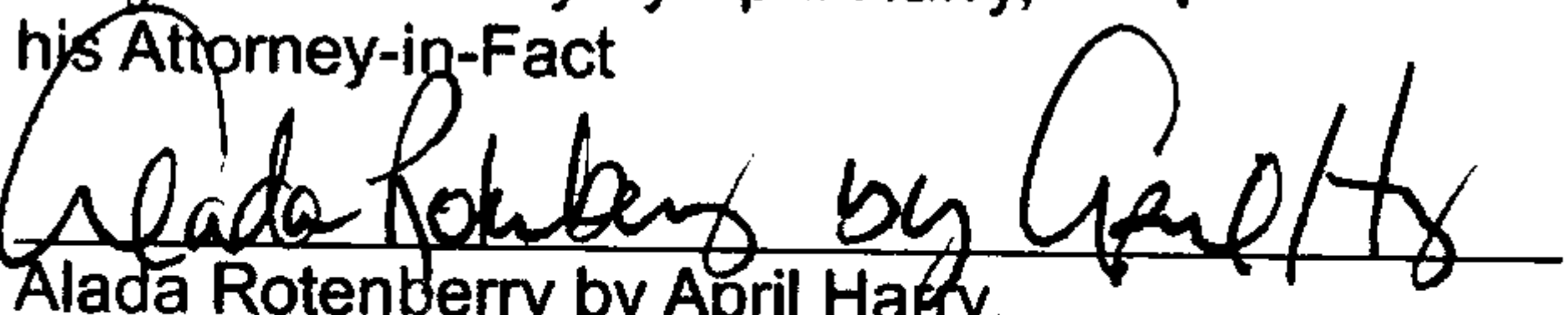
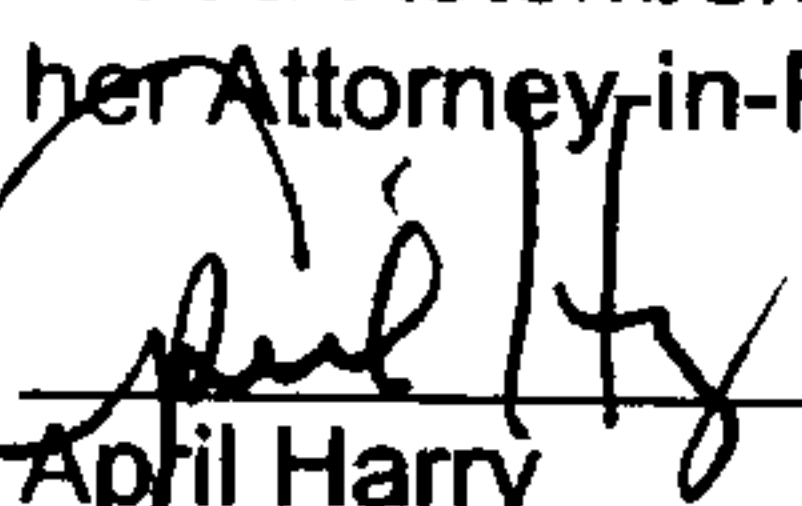
Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2019 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; 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 all persons.

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

The property herein conveyed does not constitute the homestead of April Harry, nor that of her spouse, neither is it contiguous thereto.

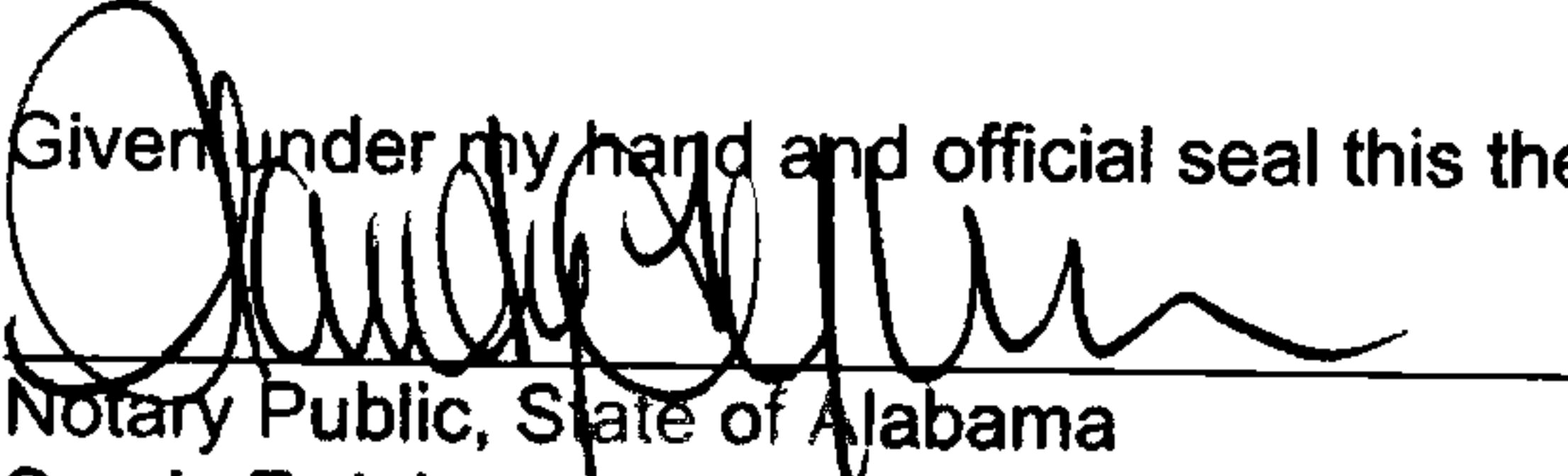
  
James Rotenberry by April Harry,  
his Attorney-in-Fact  
  
Alada Rotenberry by April Harry,  
her Attorney-in-Fact  
  
April Harry

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that April Harry, individually, and whose name as Attorney-in-Fact for James Rotenberry and Alada Rotenberry, is 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 foregoing conveyance she, individually, and as such Attorney-in-Fact and with full authority executed the same voluntarily for herself and as the act of said individuals on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2019.

  
Notary Public, State of Alabama

Sandy F. Johnson

My Commission Expires: January 22, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 01:20:54 PM  
\$23.00 CHARITY  
20190703000240030

*Allen S. Boyd*