

20190805000280330
08/05/2019 02:08:57 PM
DEEDS 1/1

This instrument was prepared by:
Halbrooks & Allen, LLC
Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Sathyaranarayanan Lingaprakasam
4044 Langston Ford Drive
Hoover, AL 35244
(which is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Fourteen Thousand Six Hundred Twenty-Three
and No/100 ---(\$214,623.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Sathyaranarayanan Lingaprakasam and Brindha Narayanan, Husband and Wife
(whose address is the property address)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Sathyaranarayanan Lingaprakasam and Brindha Narayanan
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

Lot 306, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn,
Phase 3, as recorded in Map Book 49, Page 97 A & B, in the Probate Office of
Shelby County, Alabama.

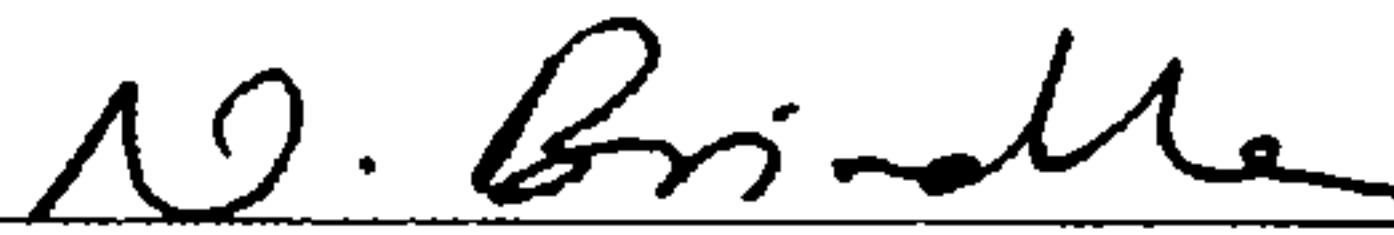
Subject to: current taxes, easements, restrictions, rights of way and liens of record.

TO HAVE AND TO HOLD Unto the said GRANNEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance
that (unless the 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 GRANNEES, 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 warrant and defend the same to the said
GRANNEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd
day of August, 2019.


Sathyaranayanan Lingaprakasam (Seal)


Brindha Narayanan (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

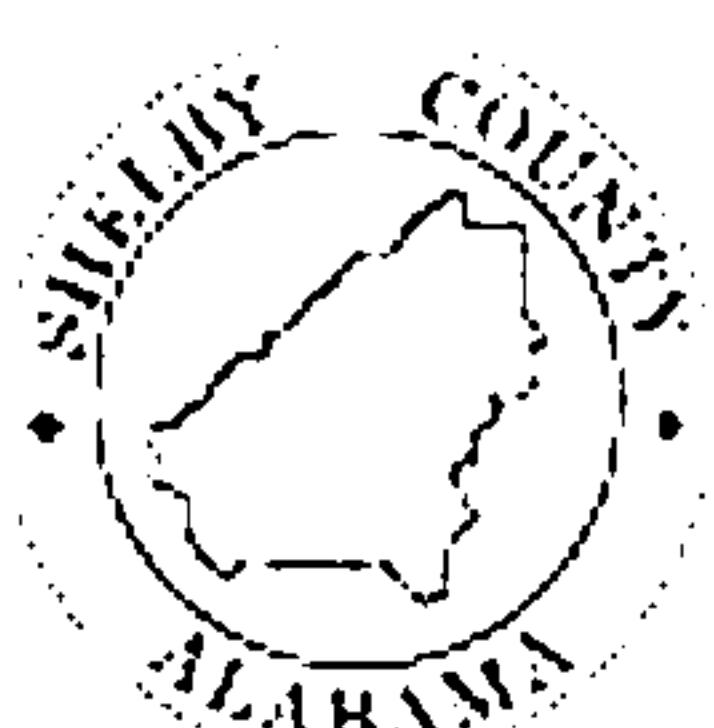
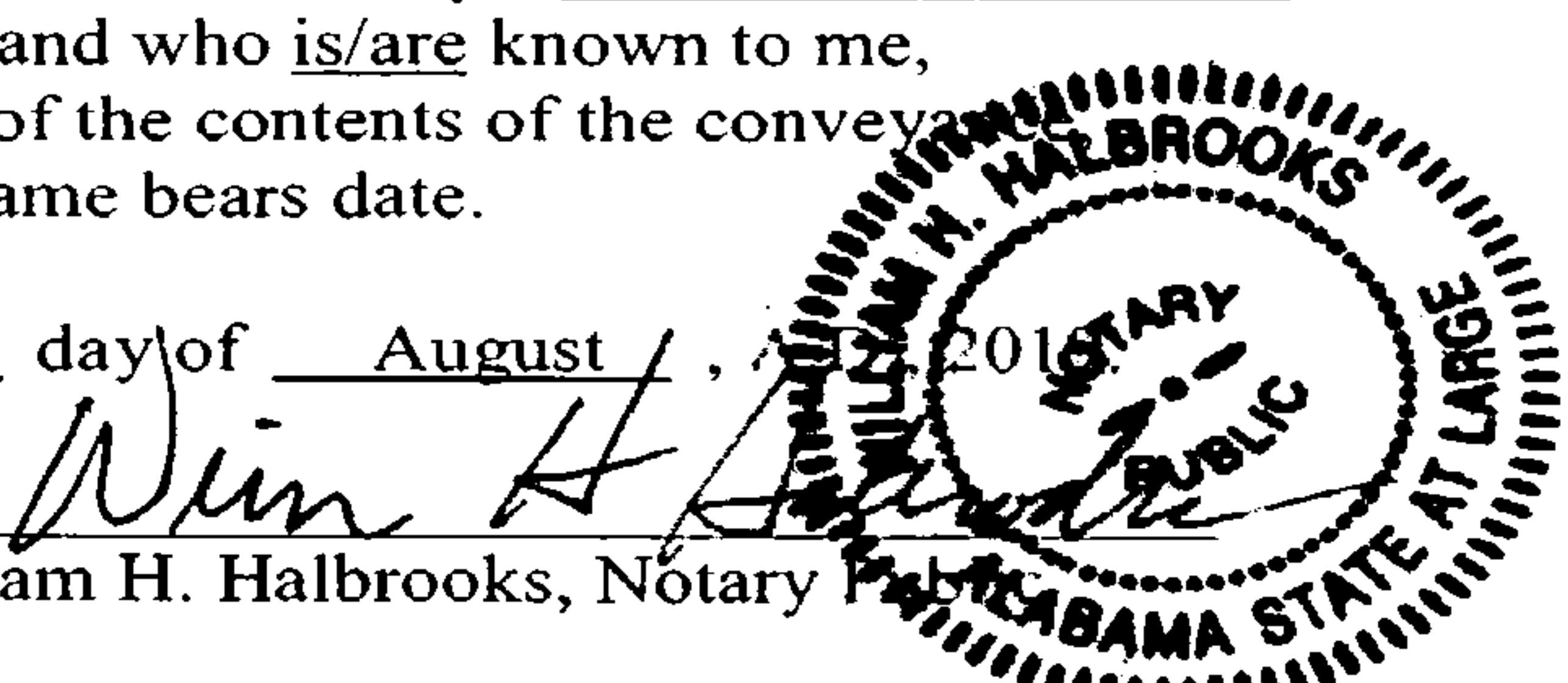
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Sathyaranayanan Lingaprakasam and Brindha Narayanan,
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 2nd day of August, 2019.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$230.00 CHERRY
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