

Send tax notice to:
SRINIVASA NAIDU VARIKUTI
175 CALUMET DRIVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019613

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CHARLES W. HARTLEY and BARBARA T. HARTLEY, husband and wife** whose mailing address is: 2136 Brook Highland Ridge Birmingham AL 35242 (hereinafter referred to as "Grantors") by **SRINIVASA NAIDU VARIKUTI and DEVIDURGA RAJESWARI PALNATI** whose property address is: **175 CALUMET DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

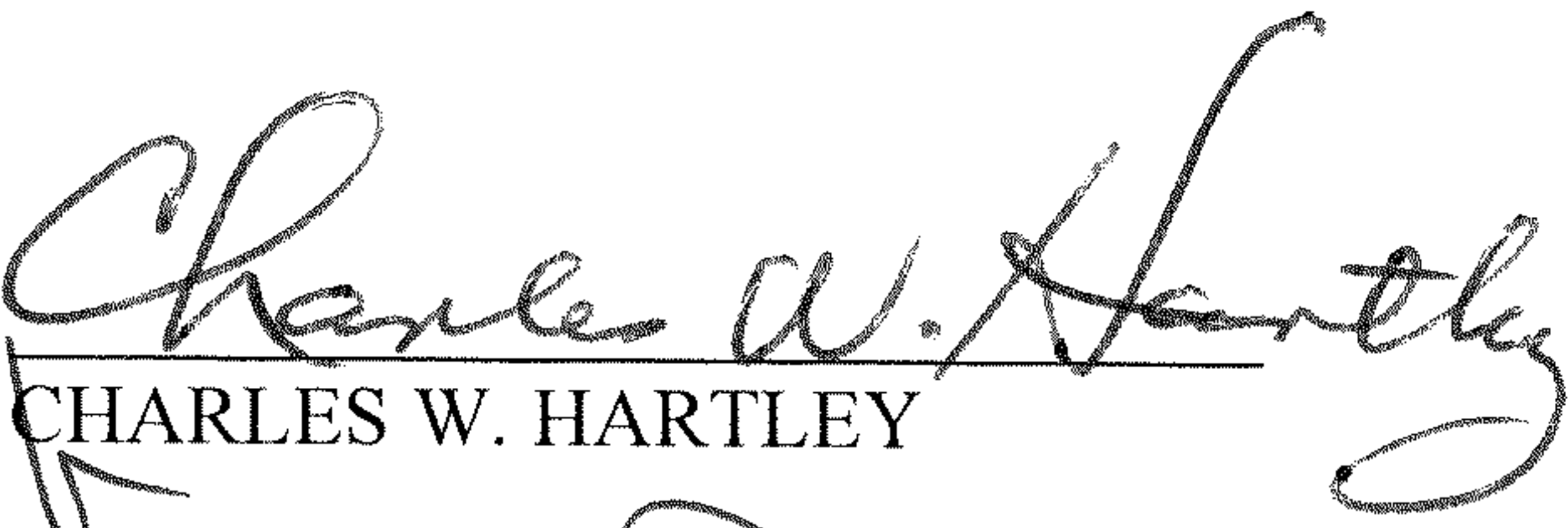
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Building and setback lines of 20 feet as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.
3. 10 foot easement on North side as per plat.
4. Permits to Alabama Power Company as recorded in Deed Book 109, Page 502 and Deed Book 166, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way granted to Shelby County as set forth in Deed Book 135, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1996-30329, in the Probate Office of Shelby County, Alabama.

\$256,500.00 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 his/her hand and seal this the 4th day of October, 2019.

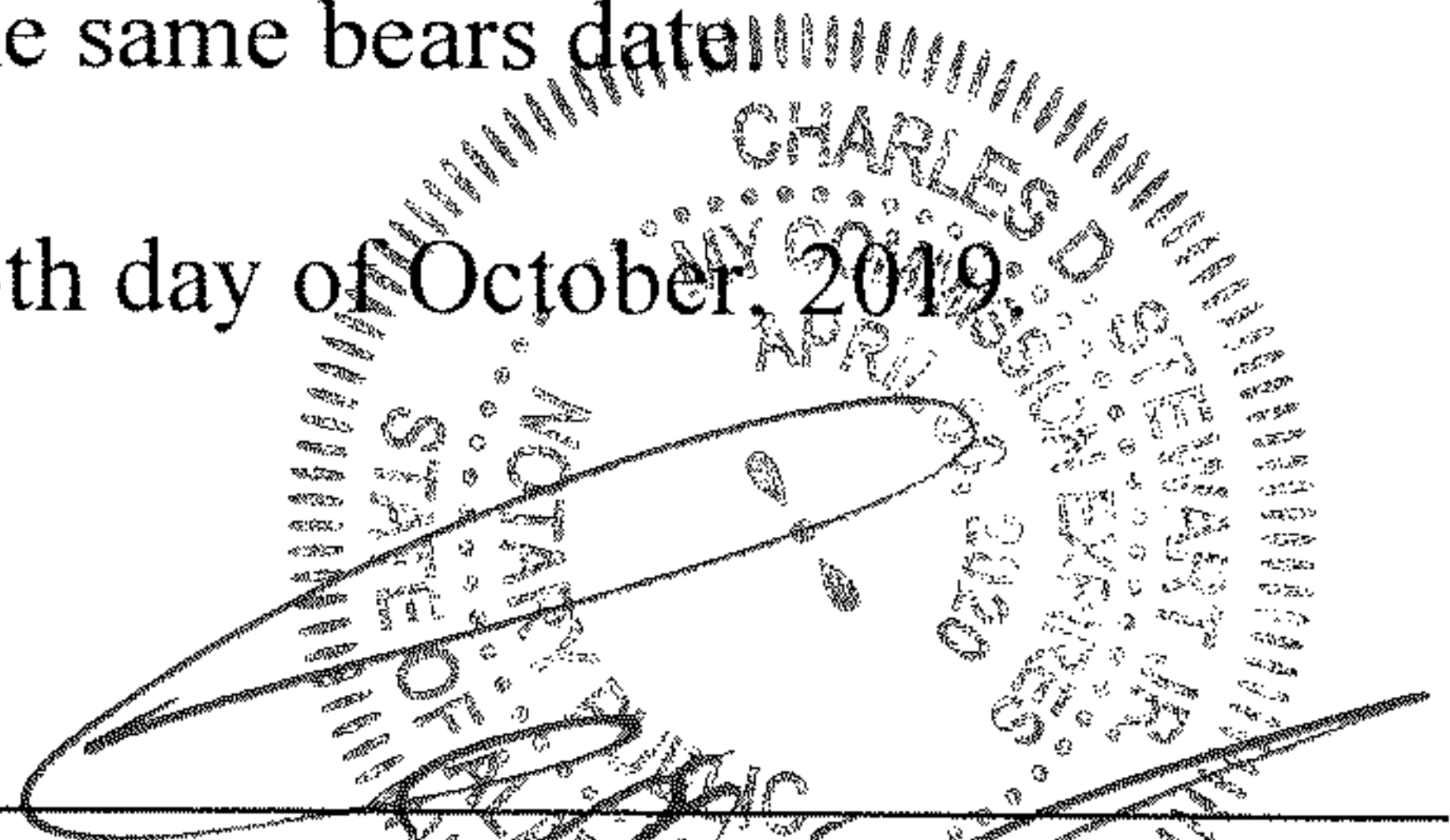

CHARLES W. HARTLEY

BARBARA T. HARTLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES W. HARTLEY and BARBARA T. HARTLEY 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 4th day of October, 2019.


Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2019 12:47:51 PM
\$38.50 CHERRY
20191007000368470

