

20200114000019500
01/14/2020 02:22:02 PM
DEEDS 1/2

Send tax notice to:
Kashmir and Pushapdeep Malhi
1375 Legacy Dr
Hoover, AL 35242
BHM1901516

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Eight Hundred Forty Nine Thousand and 00/100 Dollars (\$849,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Richard F. Bares and Loyce H. Bares, a married couple**, whose mailing address is: **3617 Shandwick Pl, Hoover, AL 35242** (hereinafter referred to as "Grantors"), by **Kashmir Malhi and Pushapdeep Malhi** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 816, according to the Survey of Greystone Legacy, 8th Sector, Phase I as recorded in Map Book 31, Pages 14 A, B and C in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$679,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Richard F. Bares and Loyce H. Bares have hereunto set their signature(s) and seal(s) on January 10, 2020.

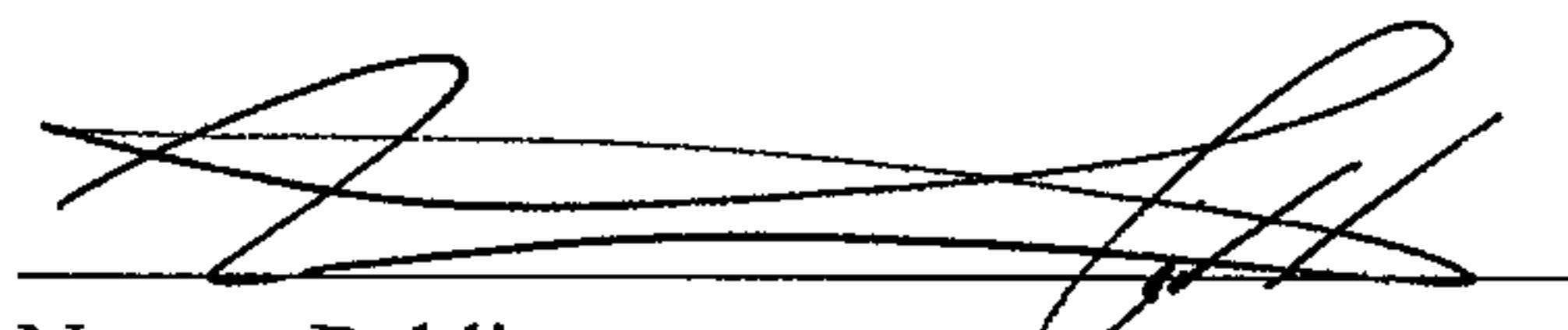
Richard F. Bares
Richard F. Bares

Loyce H. Bares
Loyce H. Bares

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard F. Bares and Loyce H. Bares, 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.

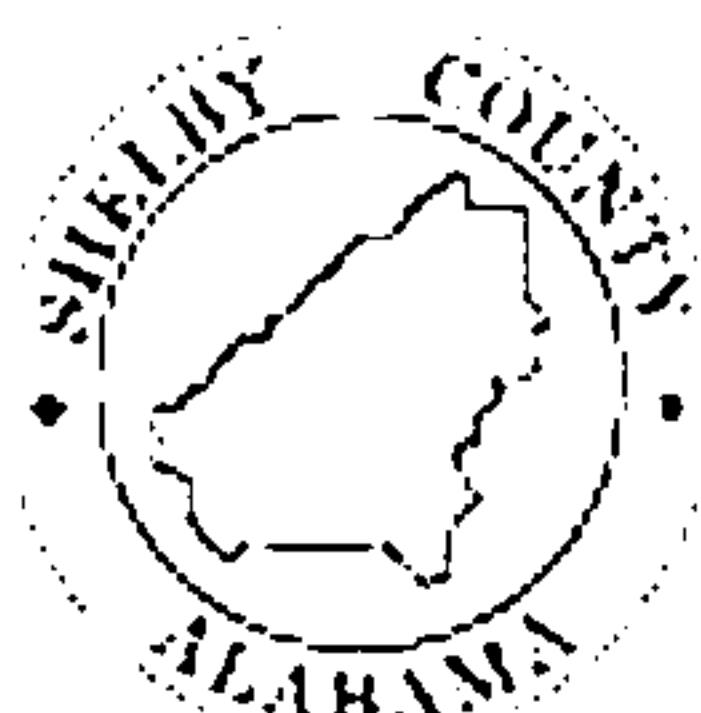
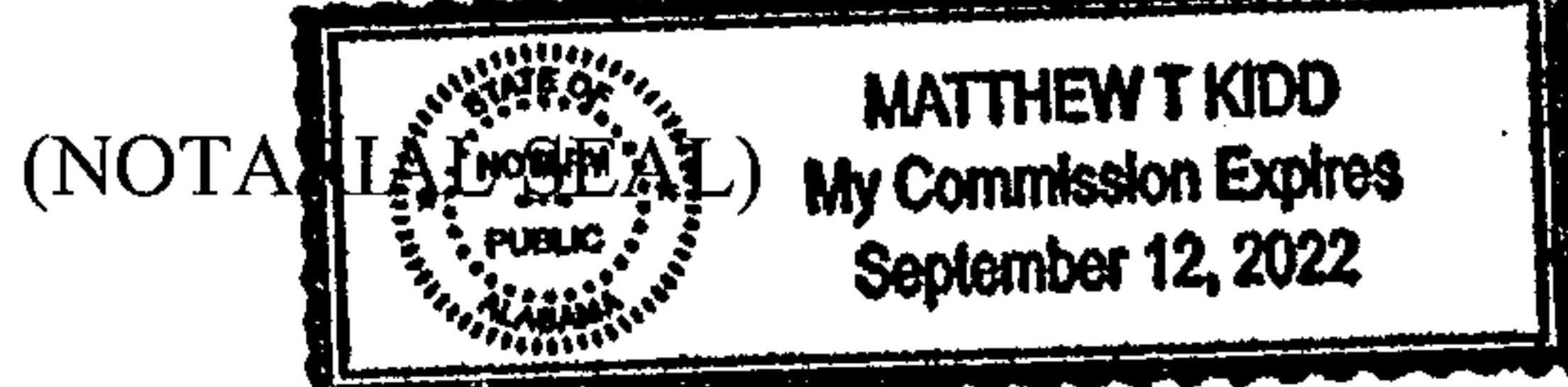
Given under my hand and official seal this the 10 day of January, 2020.



Notary Public

Print Name: Matthew T. Kidd

Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2020 02:22:02 PM
\$195.00 MISTI
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Allie S. Boyd