

Send tax notice to:
ARNAB BASU
6116 ROSEMONT CT
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

2020686

SHELBY COUNTY

20200914000409900
09/14/2020 02:42:23 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Five Thousand and 00/100 Dollars (\$465,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JULIE A SOEKORO and WIRA SOEKORO, wife and husband**, whose mailing address is: 300 Hermitage, Tunnel Hill, GA 30755 (hereinafter referred to as "Grantors") by **ARNAB BASU and SREYASI BHATTACHARYA** whose property address is: **6116 ROSEMONT CT, 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 23, according to the Survey of Greystone 7th Sector Phase II, as recorded in Map Book 19, Page 121, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1995-8111 and Inst. No. 1995-10386.

\$465,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

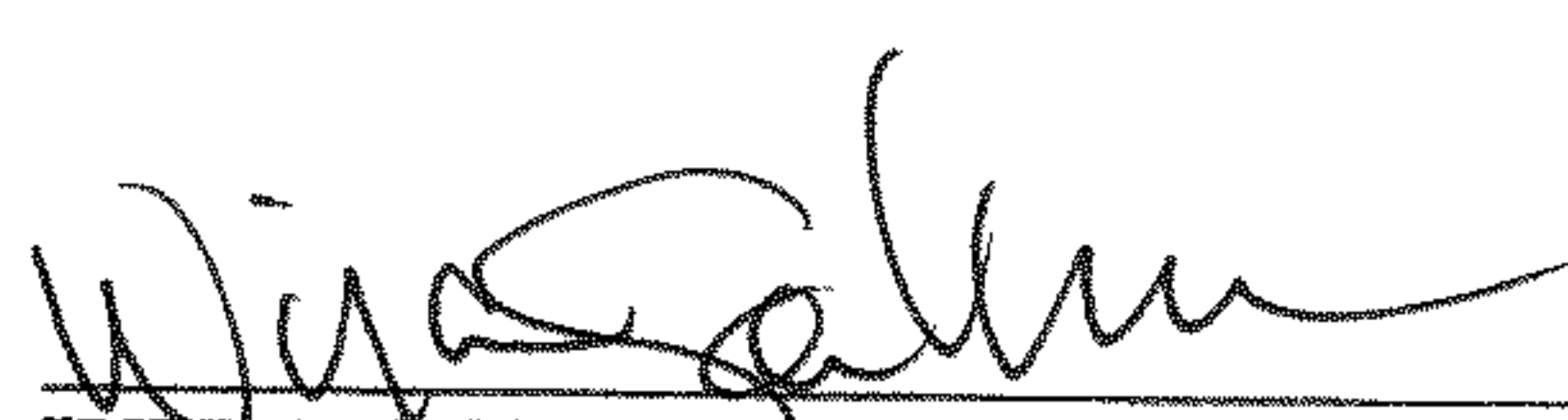
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 2nd day of September, 2020.



JULIE A SOEKORO

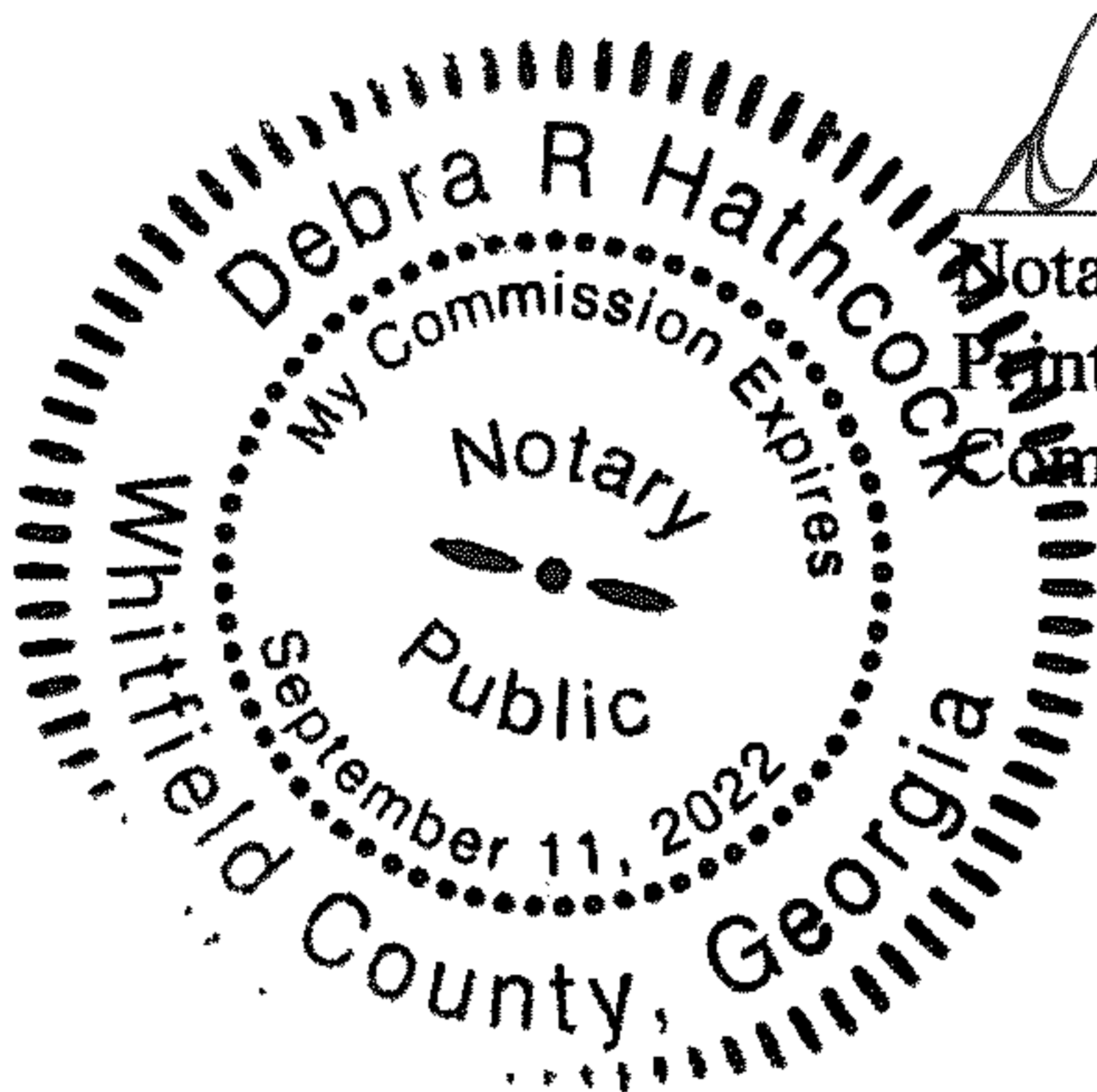


WIRA SOEKORO

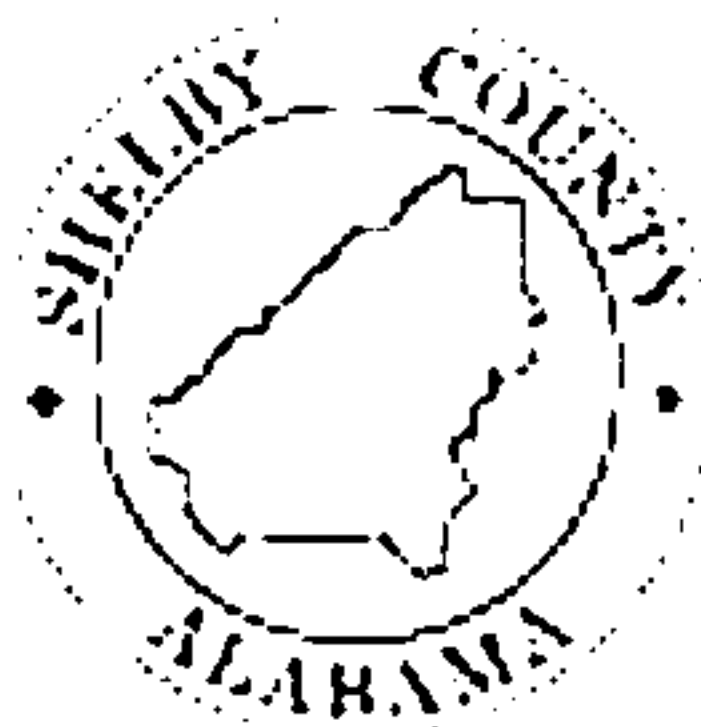
STATE OF Georgia
COUNTY OF Whitfield

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE A SOEKORO and WIRA SOEKORO 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 2nd day of September, 2020.



Debra R. Hathcock
Notary Public
Print Name: Debra R. Hathcock
Commission Expires: 9/11/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2020 02:42:23 PM
\$26.00 CHERRY
20200914000409900

Allie S. Bayl