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DEEDS 1/2

Send tax notice to:
MICHAEL D SHARPTON
227 MEADOW CROFT CIRCLE
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
Shelby COUNTY

2021251

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ARVIND B CHAVAR and SULAKSHANA CHAVAR, HUSBAND AND WIFE** whose mailing address is: 5154 Brandlyn Dr Suwane, GA 30024 (hereinafter referred to as "Grantors") by **MICHAEL D SHARPTON and KIMBERLY A SHARPTON** whose property address is: **227 MEADOW CROFT CIRCLE, 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 27, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 66, Page 34 and Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 23, Page 621 and Book 81, page 323 and amended in Book 362, Page 930, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Book 75, Page 649, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
6. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 22, Page 4 in Probate Office;
7. Sewer easement and connection agreement as recorded in Real Book 58, Page 365.
8. Instrument of dedication for sewer to Cahaba Water Renovation Systems, Inc. as recorded in Book 81, page 352.16. Covenants, Agreements, Restrictions and Easements as set forth in the By-Laws of the Meadow Brook Townhomes Association, as recorded in Book 30, Page 905.
9. Such state of facts as shown on the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

$256,186.00 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.

30 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the ____ day of March, 2021.

ARVIND B CHAVAR

Sulakshana Chavar
By and through
Arvind B Chavar
Her attorney in fact

SULAKSHANA CHAVAR
By and through Arvind B Chavar
Her attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARVIND BCHAVAR 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 30 day of March, 2021.

Notary Public
Print Name:
Commission Expires:

CHARLES D. STEWART, JR.
MY COMMISSION EXPIRES:
APRIL 30, 2024
NOTARY PUBLIC
STATE OF ALABAMA

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ARVIND B CHAVAR, whose name as Agent and Attorney in Fact for SULAKSHANA CHAVAR, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for SULAKSHANA CHAVAR on the day the same bears date

Given under my hand and official seal this the 30 day of March, 2021.

Notary Public
Print Name:
Commission Expires:

CHARLES D. STEWART, JR.
MY COMMISSION EXPIRES:
APRIL 30, 2024
NOTARY PUBLIC
STATE OF ALABAMA

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
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$54.00 CHERRY
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Alice S. Boyd