

Send tax notice to:
AKHILESH AKULA
4309 BENT RIVER PARKWAY
HOOVER, AL, 35216

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

STATE OF ALABAMA

2021880T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Six Thousand and 00/100 Dollars (\$426,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DOUGLAS H COONER and VICTORIA ARANGO, HUSBAND AND WIFE** whose mailing address is 4490 BENT GREEN VALLEY WAY, HOOVER, AL 35226 (hereinafter referred to as "Grantors") by **AKHILESH AKULA and JETTI PRIYA** whose property address is: **4309 BENT RIVER PARKWAY, HOOVER, AL, 35216** 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 135, according to the Survey of Final Plat for Bent River, Phase IV, as recorded in Map Book 41, page 64 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing and any action for forced removal of said minerals as shown in Deed Book 33, Page 542; Deed Book 121, Page 295; Deed Book 111, Page 625; Deed Book 127, Page 140; Deed Book 4, Page 441; Deed Book 73, Page 283; Deed Book 40, Page 432; Deed Book 223, Page 274 and Deed Book 236, Page 103 . Book 73, Page 283; Deed Book 40, Page 432; Deed Book 223, Page 274 and Deed Book 236, Page 103. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
5. Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of the Survey of Final Plat for Bent River Phase IV, as recorded in Map Book 41, Page 64A& B.
6. Rights of Utilities in and to the portion of the vacated right of way as recorded in Instrument No. 20050330000145520 and Instrument No. 20050208000064200.
7. Right of Ways granted to Alabama Power Company as recorded in Book 114, Page 134; Instrument No. 200406/4814 (Jefferson County); Deed Book 225, Page 979; Deed Book 129, Page 572; and Deed Book 219, Page 734; Book 295, Page 425; Book 216, Page 103; Book 320, Page 928 and Book 177, Page 38.

8. Covenants, conditions, and restrictions as set forth in instrument recorded in Book 153; Page 395; book 160, Page 495; Book 182, Page 1; Book 69, Page 582; Miscellaneous Book 2, Page 298; Miscellaneous Book 16, Page 768; Book 3, Page 717; Book 5, Page 815; Deed Book 277, Page 204; Instrument No. 9501/3042 (Jefferson County) and miscellaneous Book 22, Page 589.
9. Terms and Conditions as set out in Articles of Incorporation of Bent River Commons Owner's Association, Inc. as recorded in Instrument No. 1999-4401, together with all rules and regulations promulgated pursuant thereto Which maybe imposed from time to time by said Association.
10. Right of Way in favor of South Central Bell Telephone Company recorded in Deed Book 230, Page 928.
11. Right of way, terms, conditions, easements, rights in connection therewith, including limited right of access as granted to the State of Alabama as recorded in Lis Pendens , Page 348; Deed Book 295, Page 425; Miscellaneous Book 13, Page 544; Miscellaneous Book 14. Page 208; and Instrument No. 1993-4661.
12. Agreement with Plantation Pipeline as recorded in Deed Book 145, Page 275.
13. Right of Way recorded in deed Book 177, Page 38.
14. Notice of permitted land use as recorded in Instrument No. 20100211000042892.
15. Bent River Sewer System Trust indenture as recorded in Instrument No. 20090518000185300.
16. Declaration of Protective covenants as recorded in Instrument No. 2009123000047735; Instrument No. 20100518000154990 and Instrument No. 20110913000270280.


\$383,400.00 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 18th day of November, 2021.


DOUGLAS H COONER


VICTORIA ARANGO

STATE OF ALABAMA
COUNTY OF SHELBY

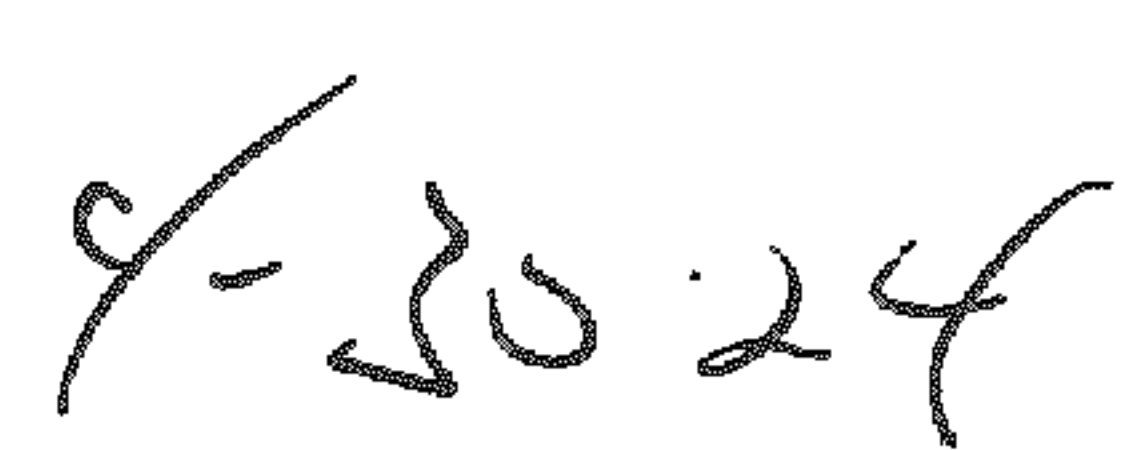
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS H COONER and VICTORIA ARANGO whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November, 2021.


Notary Public
Commission Expires:

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2021 01:13:33 PM
\$68.00 JOANN
20211119000558770




Allen S. Beyl