

20220201000044870
02/01/2022 10:12:40 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Gayathri Ravi
2085 Arbor Hill Parkway
Hoover, AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty Thousand Dollars and No Cents (\$460,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Amy Hamirani and Shehnaz Hamirani, husband and wife, whose address is 1625 Lakes Pkwy, Suite P Lawrenceville, GA 30043

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Gayathri Ravi whose address is 2085 Arbor Hill Parkway, Hoover, AL 35244(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:
2085 Arbor Hill Pkwy Hoover, AL 35244

Lot 70, according to the Final Plat of Arbor Hill Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.

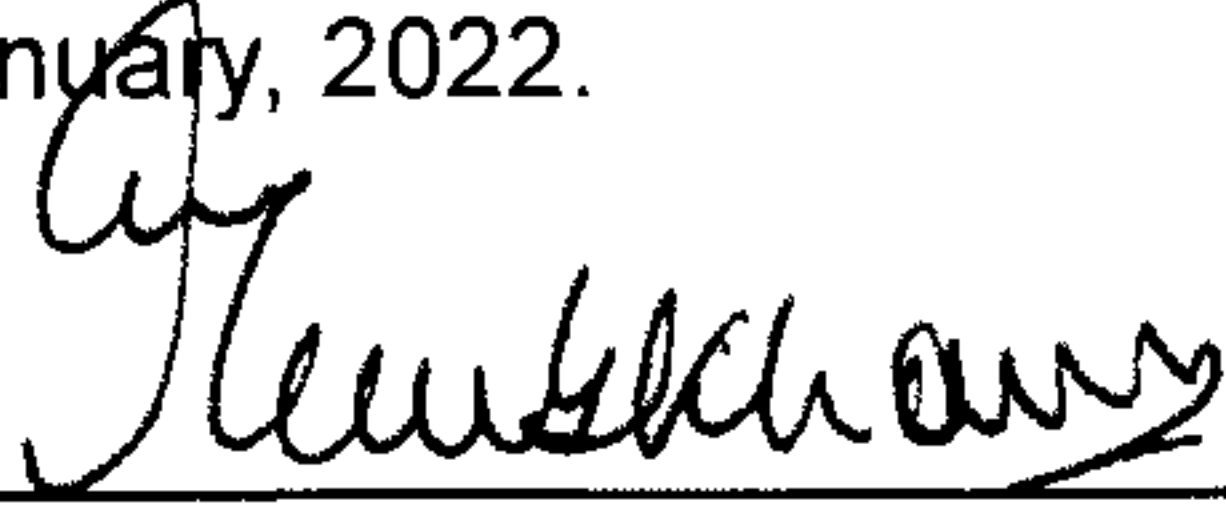
Subject to: All easements, restrictions and rights of way of record.

\$460,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

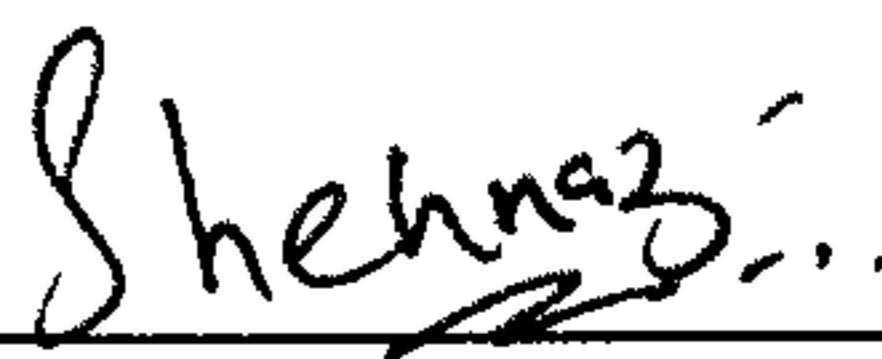
TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and 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, I/we have hereunto set my/our hand(s) and seal(s), this the 31st day of January, 2022.



Aryn Hamirani

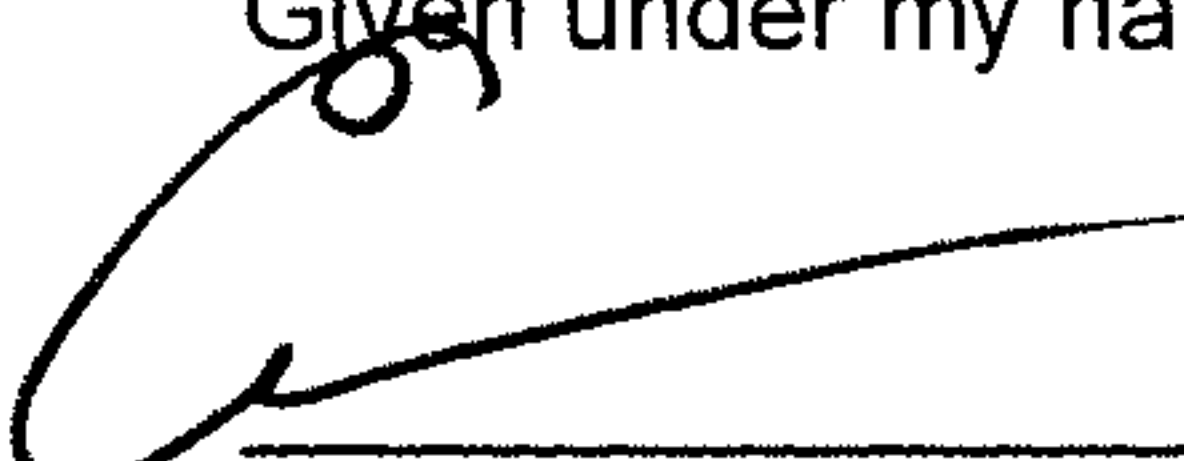


Shehnaz Hamirani

State of Alabama
County of Jefferson

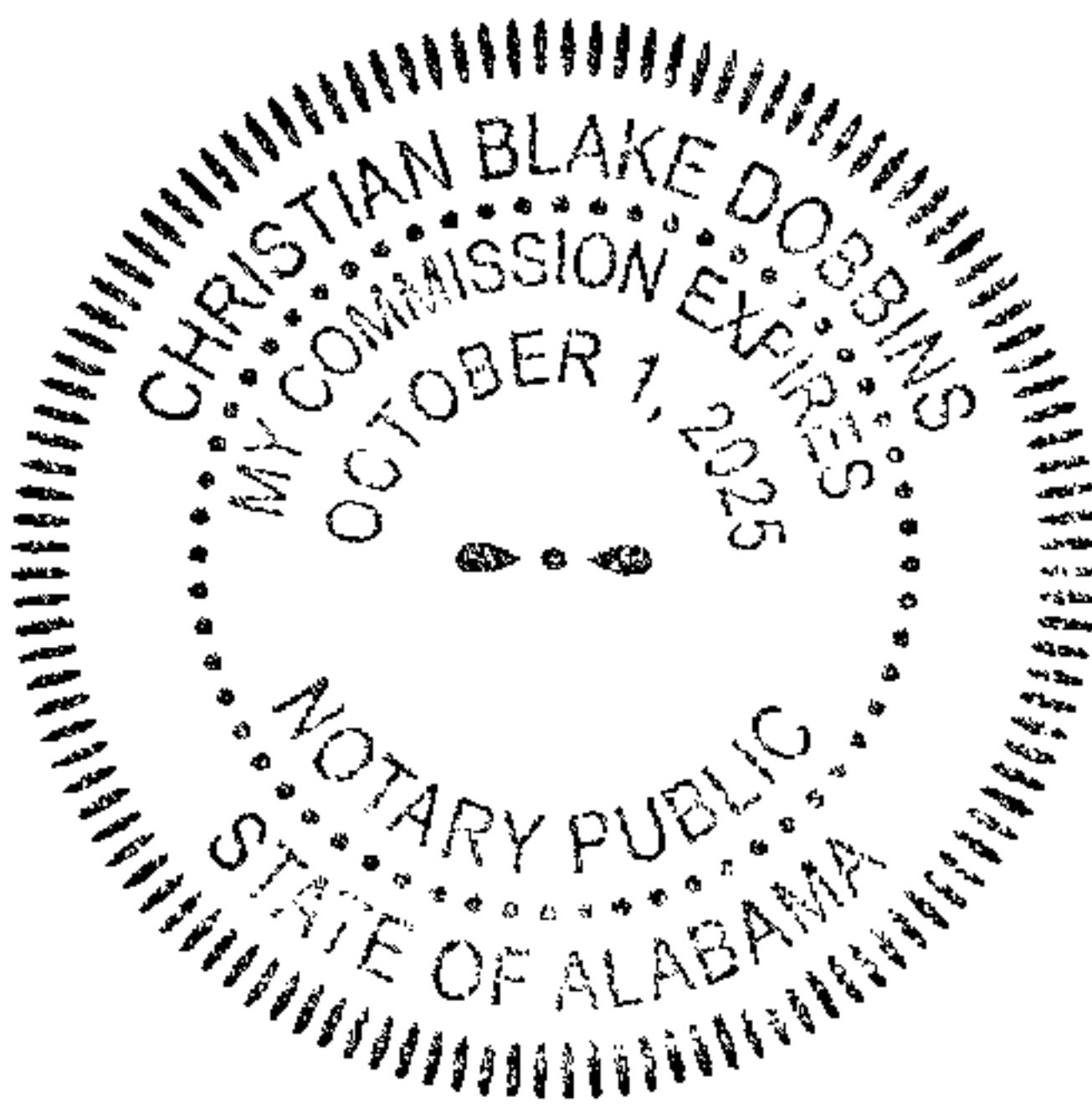
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Aryn Hamirani and Shehnaz Hamirani is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of January, 2022.



Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2022 10:12:40 AM
\$26.00 CHERRY
20220201000044870

