

20220421000164980  
04/21/2022 04:22:10 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Travis Ward and Angela Ward  
536 Whitetail Run  
Chelsea, AL 35043

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

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THIRTY SEVEN THOUSAND AND 00/100 (\$37,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Uday S. Kulkarni and Chetana Kulkarni, a married couple**, whose address is 2870 E Crescent Way, Gilbert AZ 85298, (hereinafter "Grantor", whether one or more), by **Travis Ward and Angela Ward**, whose address is 536 Whitetail Run, Chelsea, AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Travis Ward and Angela Ward**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **129 High Hampton Drive, Pelham, AL 35124 to-wit:**

**Lot 4, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, Page 89, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 19<sup>TH</sup> day of April, 2022.

Uday S. Kulkarni  
Uday S. Kulkarni

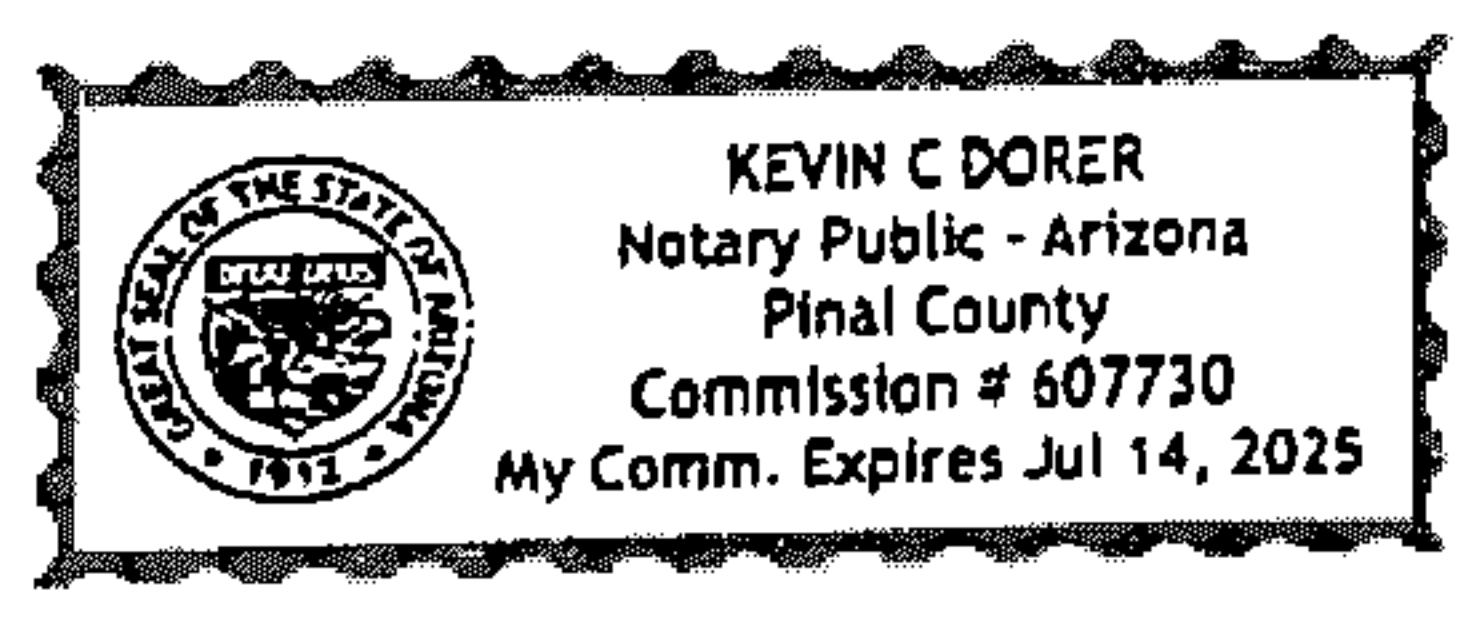
Chetana Kulkarni  
Chetana Kulkarni

STATE OF ARIZONA  
COUNTY OF MARICOPA

I, the undersigned Notary Public in and for said County and State, hereby certify that Uday S. Kulkarni and Chetana Kulkarni whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>TH</sup> day of April, 2022.

Kevin C Dorer  
Notary Public  
My Commission Expires: July 14, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2022 04:22:10 PM  
\$62.00 CHARITY  
20220421000164980

Allie S. Bezel