

Send tax notice to:
KULWINDER GREWAL
1022 EAGLE MOUNTAIN LANE
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

2022548

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBERT B SCHOLL, III, a single individual** whose mailing address is: 2805 10th Ave S, Birmingham, AL 35205 (hereinafter referred to as "Grantors") by **KULWINDER GREWAL and RIMPY GREWAL** whose property address is: **1022 EAGLE MOUNTAIN LANE, 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 1814, according to the Survey of Eagle Point, 18th Sector, as recorded in Map Book 35, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

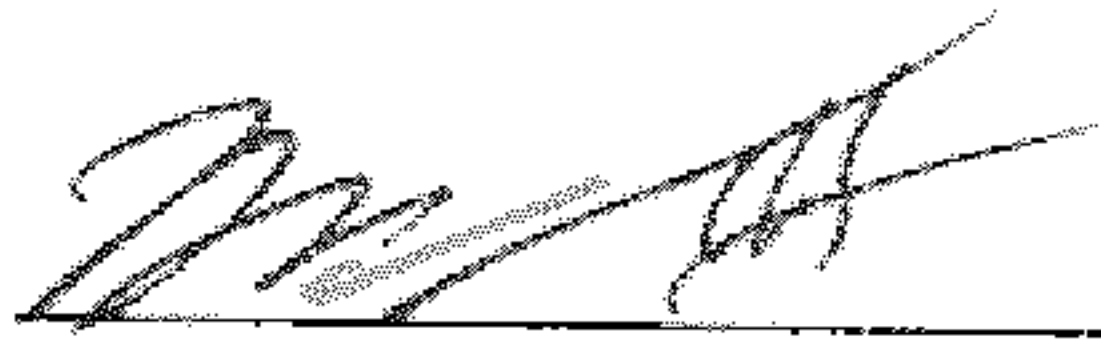
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Eagle Point Homeowners Association recorded in Inst. No. 20071218000568460.
5. Restrictions and easements recorded in Inst. No. 20060512000226070.
6. General .Covenants, Restrictions, Architectural Review Committee and Easements recorded in Inst. No. 2006063000314990.
7. Restrictions appearing of record in Inst. No. 2005-38233.
8. Notice is hereby given that the recorded Subdivision Map as recorded in Map Book 35, Page 94 contains on the face of same a statement pertaining to natural lime sinks.

\$450,000.00 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 31 day of ~~November~~^{October}, 2022.


ROBERT B SCHOLL, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT B SCHOLL, III 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 31 day of ~~November~~^{October}, 2022.




Notary Public
Print Name: Deborah G Leonard
Commission Expires: 3-13-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2022 10:55:46 AM
\$175.00 CHARITY
20221102000410580

