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03/13/2023 02:36:26 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Navroz Ali S. Ladhani
4016 Greystone Drive
Birmingham, AL 35242

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-23-98

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND 00/100 (\$180,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sanam Mittal and Julia Laila Mittal, a married couple**, whose address is 35640 Fremont Boulevard, 232, Fremont, CA 94536, (hereinafter "Grantor", whether one or more), by **Navroz Ali S. Ladhani**, whose address is 4016 Greystone Drive, Birmingham, AL 35242, (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 **Navroz Ali S. Ladhani** the following described real estate situated in Shelby County, Alabama, the address of which is **132 Sugar Drive, Pelham, AL 35124, to-wit:**

Lot 17, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:

Lot 17 - 132 Sugar Drive, Pelham, Alabama 35124.

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 not owned by Grantor 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 9 day of March, 2023.

Sanam Mittal
Sanam Mittal

Julia Laila Mittal
Julia Laila Mittal

STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that Sanam Mittal and Julia Laila Mittal 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 _____ day of March, 2023.

Notary Public

My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ALAMEDA

On 03.09.2023 before me,
(Date)

Valerie J Van Dalsen, Notary Public

(Here Insert Name and Title of the Officer)

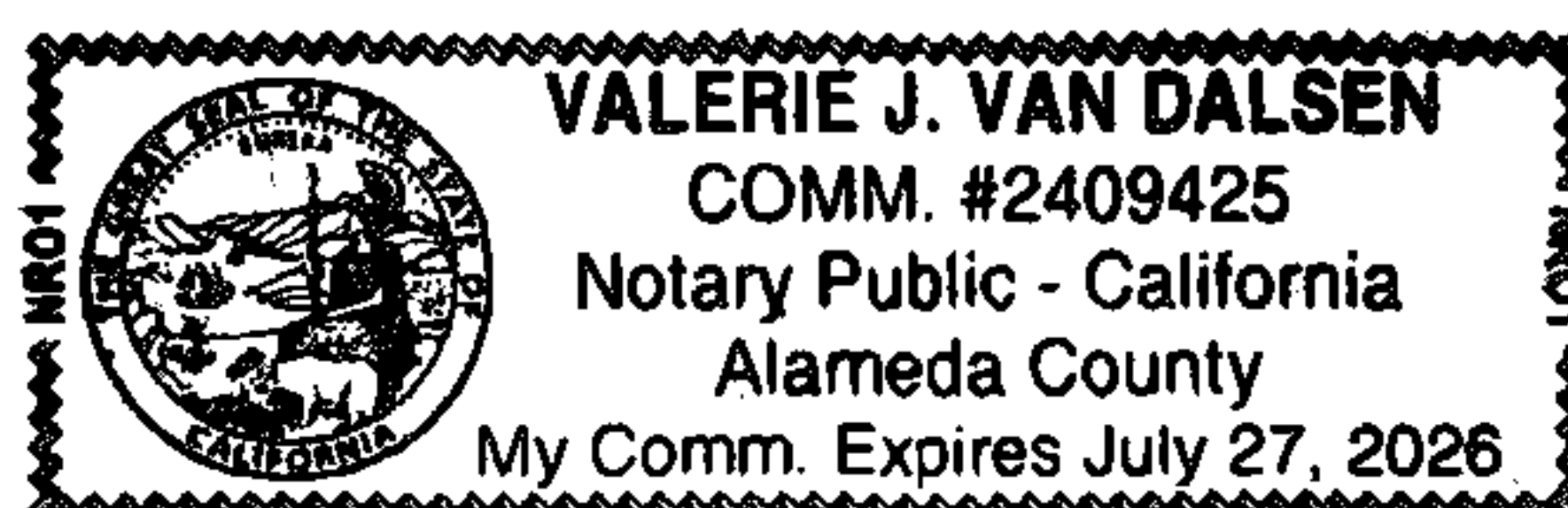
personally appeared SANAM MITTAL AND JULIA LAILA MITTAL
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Valerie J. Van Dalsen (Seal)
(Signature of Notary Public)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl