

20230407000098010
04/07/2023 11:06:08 AM
DEEDS 1/3

Send Tax Notice to:

Nicholas Trent Williams and Lily
Williams

6753 Remington Circle
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-6777

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Snehal S. Sane and Sunil V. Sane, wife and husband** (herein referred to as "Grantor," whether one or more), whose mailing address is

638 E. 11th 1/2 Street, Houston, TX 77068

by **Nicholas Trent Williams and Lily Williams** (herein referred to as "Grantee," whether one or more), whose mailing address is

6753 Remington Cir., Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **6753 Remington Cir., Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$297,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Sunil V. Sane, Sunil Sane and Sunril V. Sane and one and the same person.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 31 day of March, 2023.

Snehal S Sane by Sunil Sane
her Attorney-In-Fact

Snehal S. Sane by Sunil Sane, her Attorney-In-Fact

Sunil V. Sane

Sunil V. Sane

State of Alabama
County of Jefferson

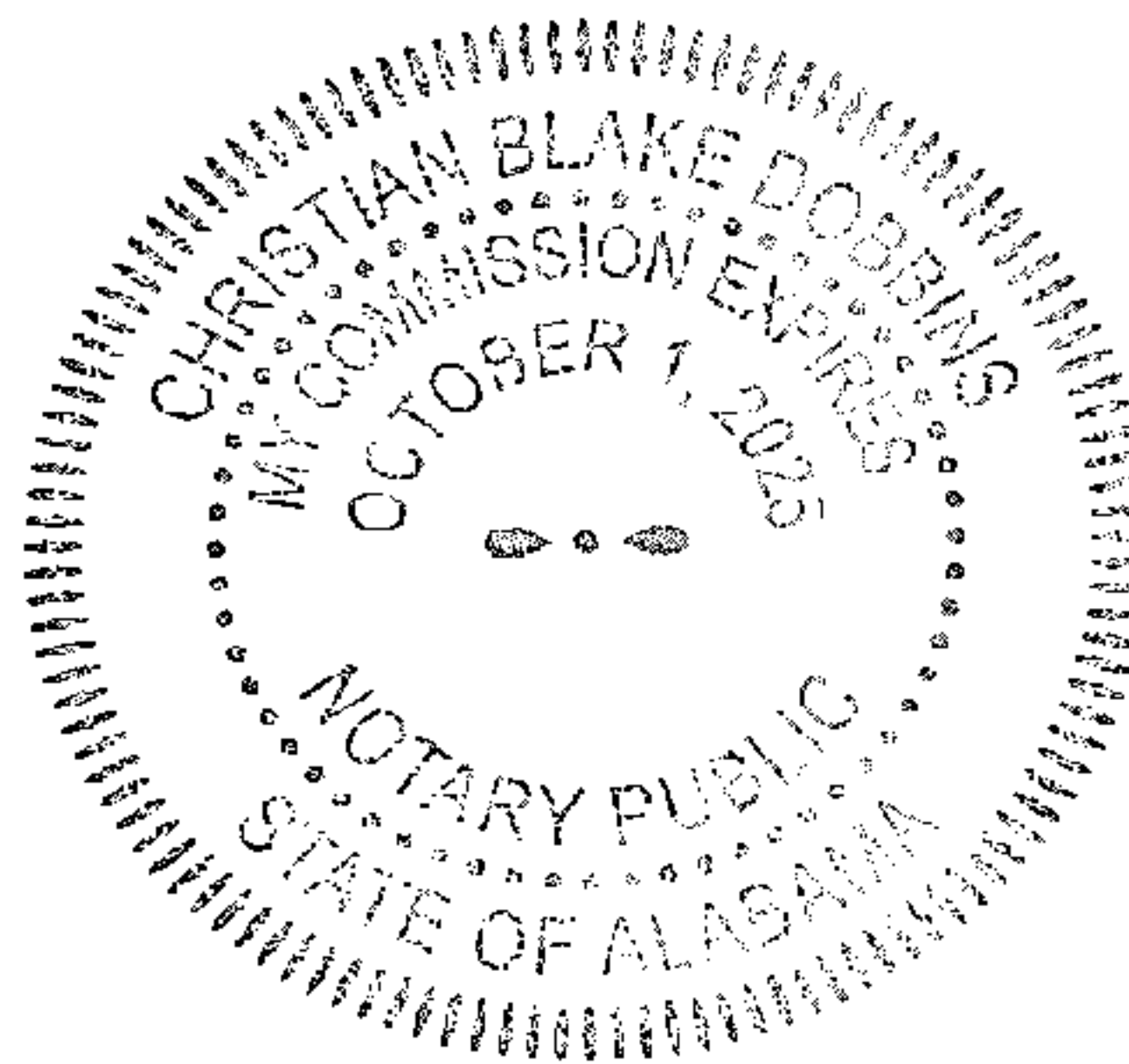
I, C. Blake Robbins, a Notary Public, hereby certify that **Sunil Sane**, whose name(s) is signed as Attorney in Fact for **Snehal S. Sane** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of March, A. D. 2023.

Notary Public

Printed Name

My Commission Expires:



State of Alabama
County of Jefferson

I, C. Blake Robbins, a Notary Public, hereby certify that **Sunil V. Sane**, whose name is 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of March, A. D. 2023.

Notary Public

Printed Name

My Commission Expires:

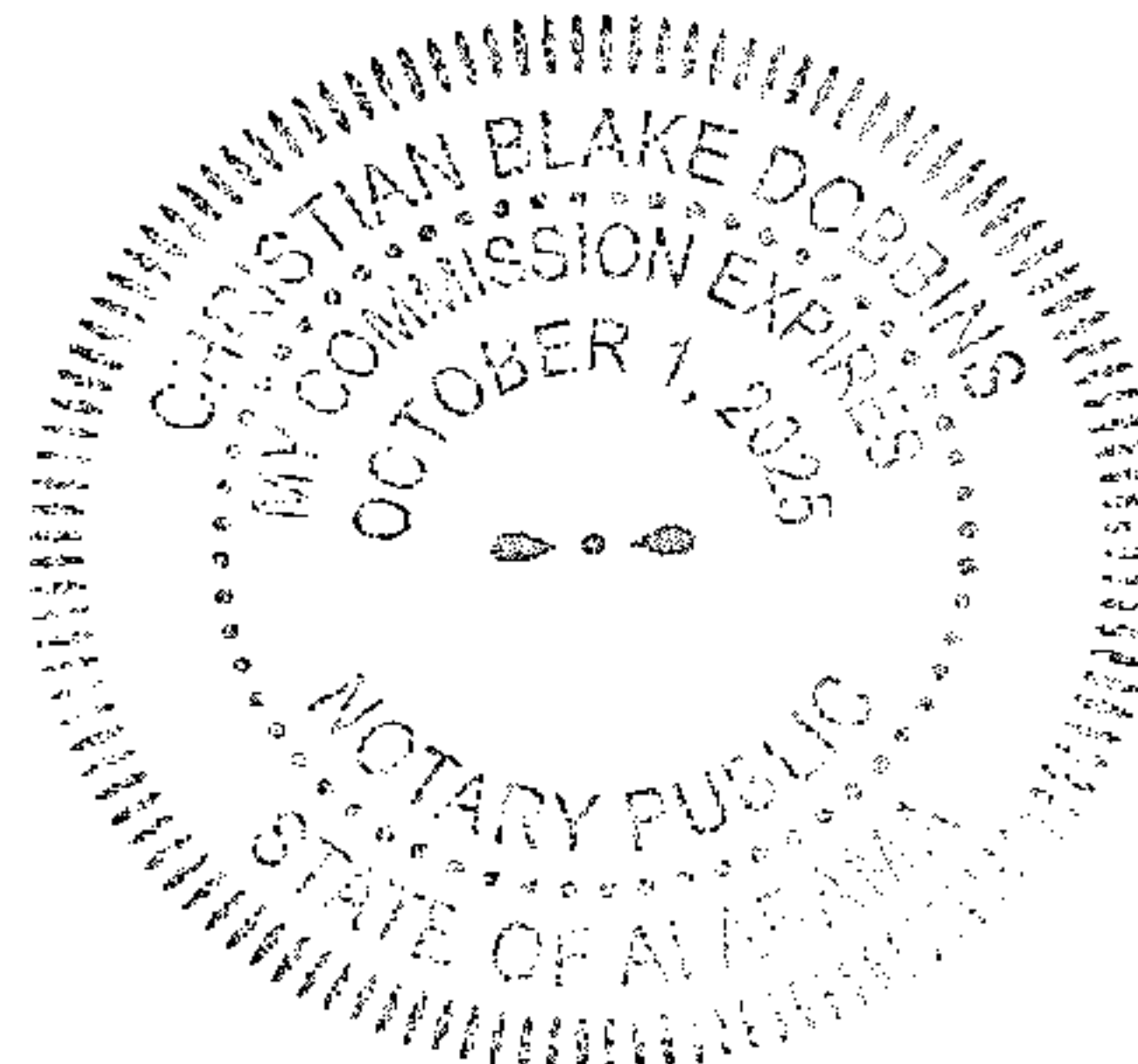


EXHIBIT A

Property 1:

Lot 26, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2023 11:06:08 AM
\$80.50 JOANN
20230407000098010

Allen S. Bayl