WARRANTY DEED with Survivorship

STATE OF ALABAMA

Send Tax Notice To: Arijit De and Neha Avinash Sinha.

County of Shelby

410 Auburn Way #7 San Jose Ca 95129

Know all men by these presents:

That in consideration of One Hundred Sixty Two Thousand and No/100 Dollars (\$162,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, <u>Arijit De, a married person</u> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: <u>Arijit De and Neha Avinash Sinha</u>.

As joint tenants, with right of survivorship (herein referred to as grantee, whether one or more), the

following described real estate, situated in <u>Shelby</u> County, Alabama, to-wit:

Lot 18A, according to the Resurvey of Lots 17 and 18, Hickory Point, as recorded in Map Book 24, Page 111, in the Probate Office of Shelby County, Alabama

This is not the homestead of the above Grantor nor his spouse

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

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IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this day of December 2019

Arijit De

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that Arijit De whose name(s) 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this day of <u>December</u>, 2019.

California Compliant
Notary Certificate
Attached

NOTARY PUBLIC

MY COMMISSION EXPIRES: 17/17/2020

Prepared by: Parker Law Firm, LLC Jeremy L. Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

California General All-Purpose ACKNOWLEDGMENT

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 SAME COUNTY	}
On <u>Dickerbared</u> 13, 301 Personally appeared <u>Amiliate</u>	before me, Sheila Meinecke , Notary Public,
Personally appeared / [/ [/] [/]	
subscribed to the within instrument and in his/her/their authorized capacity(jes),	factory evidence to be the person(s) whose name(s) is/and acknowledged to me that he/she/they executed the same, and that by his/her/their signature(s) on the instrument of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY foregoing paragraph is true and correct	under the laws of the State of California that the
WITNESS my hand and official seal.	
Signature	(NOTARY SEAL)
Sheila Meinecke	
My Commission expires December 19,	2020 SHEILA MEINECKE
Commission #2173324	COMM. #2173324 Notary Public - California Santa Clara County My Comm. Expires Dec. 19, 2020
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ATTENTION NOTARY: Although the information red certificate to another document.	quested below is OPTIONAL, it could prevent fraudulent attachment of this
THIS CERTIFICATE MUST BE ATTACHED TO	Title of Document Type [CAN MAY DEECE]
THE DOCUMENT DESCRIBED AT RIGHT.	Number of Pages

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Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Name	Arijit De	Grantee's Name	Arigit De and Neha Avinash Sinha
Mailing Address			
	410 Auburn Way #7		410 Auburn Way #7
	San Jose Ca		San Jose Ca 95129
Property Address	165 Hickory Point Dr	Date of Sale	December 13, 2019
	Helena AL 35080	Total Purchase Price	\$
	<u> </u>	Or Actual Value Or	\$
		Assessor's Market Value	\$162,000.0081,800.00
(Recordation Bill of Sales X Closin	ase price or actual value claimed on this form on of documentary evidence is not required of Sale Contract ng Statement reyance document presented for recordation t required.) Appraisal Other to	
		Instructions	
	name and mailing address - provide the name dress.	ne of the person or persons conveying	interest to property and their current
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mailing ad Grantee's Property ad Date of Sa Total purchinstrument Actual valiant understand Alabama 1 Date:	dress. name and mailing address - provide the name and mailing address - provide the name address - the physical address of the property le - the date on which interest to the property hase price - the total amount paid for the pure offered for record. The property is not being sold, the true offered for record. This may be evidenced ue. It is provided and the value must be determined to the property as determined by the local of will be used and the taxpayer will be penalized the best of my knowledge and belief that the lather any false statements claimed on this for	the of the person or persons to whom is being conveyed, if available. The was conveyed. The property, both real and person appraisal conducted by a licens and the current estimate of fair market of the property with the responsibility and pursuant to Code of Alabama 1972 are information contained in this document.	personal, being conveyed by the personal, being conveyed by the ed appraiser or the assessor's current at value, excluding current use of valuing property for property tax 5 § 40-22-1 (h). The penalty indicated in Code of each of the code of the

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Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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