

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Eighty-Four Thousand Nine Hundred Two and 50/100 Dollars (\$584,902.50)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Satya Sai Babu Nijampatnam and wife, Venkata R. Nijampatnam**, (herein referred to as grantors), grant, bargain, sell and convey unto **Kendra Mills**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:


Lot 406, according to the Survey of Greystone Legacy, Fourth Sector, as recorded in Map Book 28, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 522 Stewards Glen, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 22 day of April, 2020.



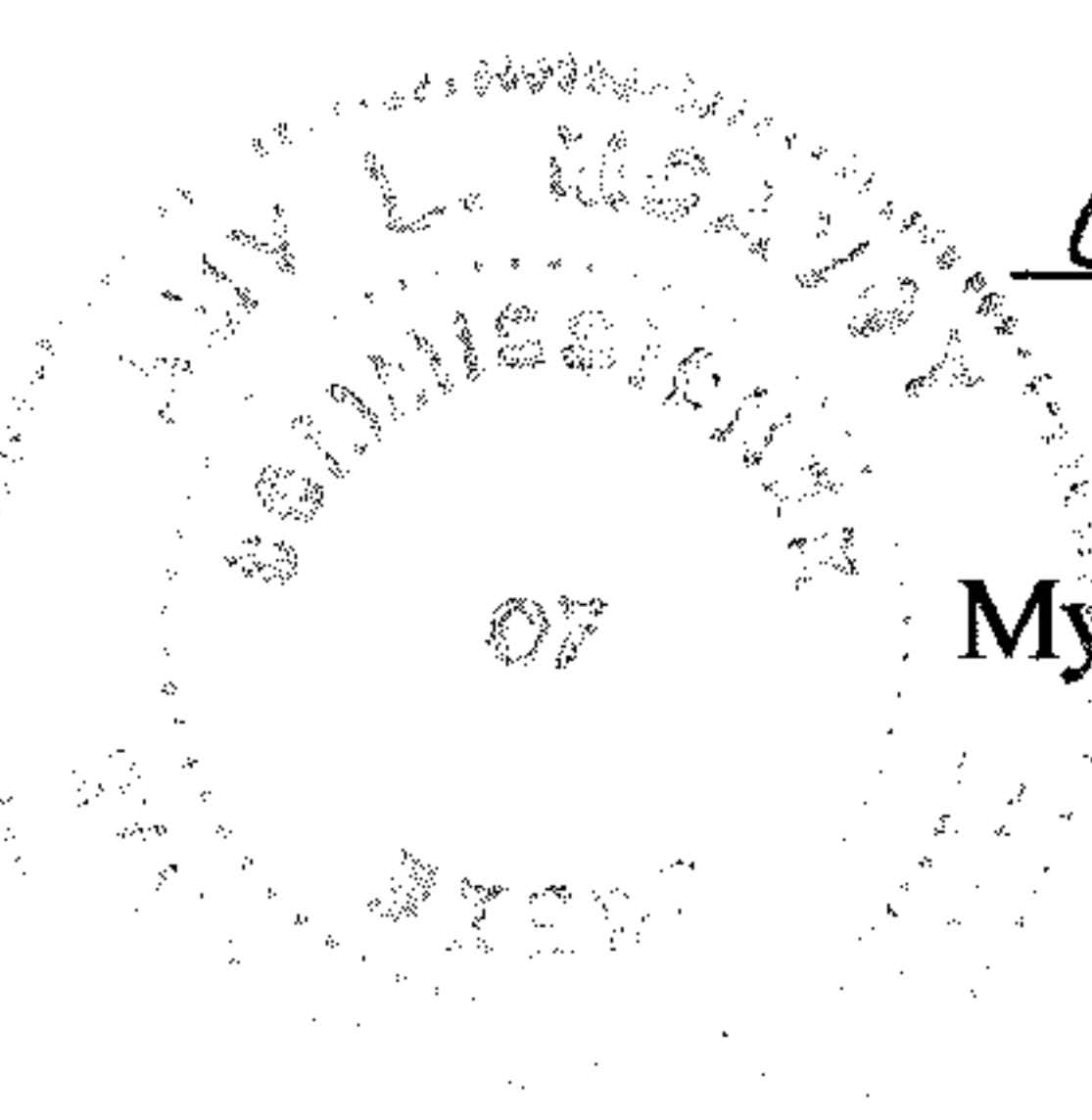
Satya Sai Babu Nijampatnam


STATE OF New Hampshire)
COUNTY OF Hillsborough)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Satya Sai Babu Nijampatnam**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of April, 2020.

AMY L. MCAVOY
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires:
DECEMBER 19, 2023





NOTARY PUBLIC

My Commission Expires: 12/19/2023

In Witness Whereof, I have hereunto set my hand and seal this 22 day of April, 2020.

N. Ratin
Venkata R. Nijampatnam

STATE OF New Hampshire)

COUNTY OF Hillsborough)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Venkata R. Nijampatnam**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of April, 2020.

Amy McAvoy
NOTARY PUBLIC

My Commission Expires: 12/19/2023

AMY L. MCAVOY
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires
DECEMBER 19, 2023



THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/24/2020 12:11:37 PM
 \$103.00 MISTI
 20200424000160680

20200424000160680 04/24/2020 12:11:37 PM DEEDS 3/3

Alvin S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Satya Sai Babu Nijampatnam &
 Mailing Address Venkata R Nijampatnam
179 Cannongate III
Nashua NH 03063

Grantee's Name Kendra Mills
 Mailing Address 1432 Smithfield Park Circle
Pleasant Grove, AL 35127

Property Address 522 Stewards Glen
Birmingham, AL 35242

Date of Sale 04/22/2020
 Total Purchase Price \$ 584,902.50
 or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Leanne G. Ward

Unattested _____
 (verified by)

Sign *Leanne G. Ward*
 (Grantor/Grantee/Owner/Agent) circle one