

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Joydeep Mukherjee & Tanusree Mukherjee
314 Chase Plantation Circle
Hoover, AL 35244

STATE OF ALABAMA)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY-THREE AND NO/100 DOLLARS (\$233,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DORIS B. FURLONG, an unmarried woman – 2/3 interest; and GARY E. FURLONG, a married man – 1/3 interest** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOYDEEP MUKHERJEE and TANUSREE MUKHERJEE** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 32, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$202,500.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, DORIS B. FURLONG, has hereunto set her hand and seal this the 18th day of February, 2022.

Doris B Furlong
By James Edwin Furlong
as Attorney in Fact

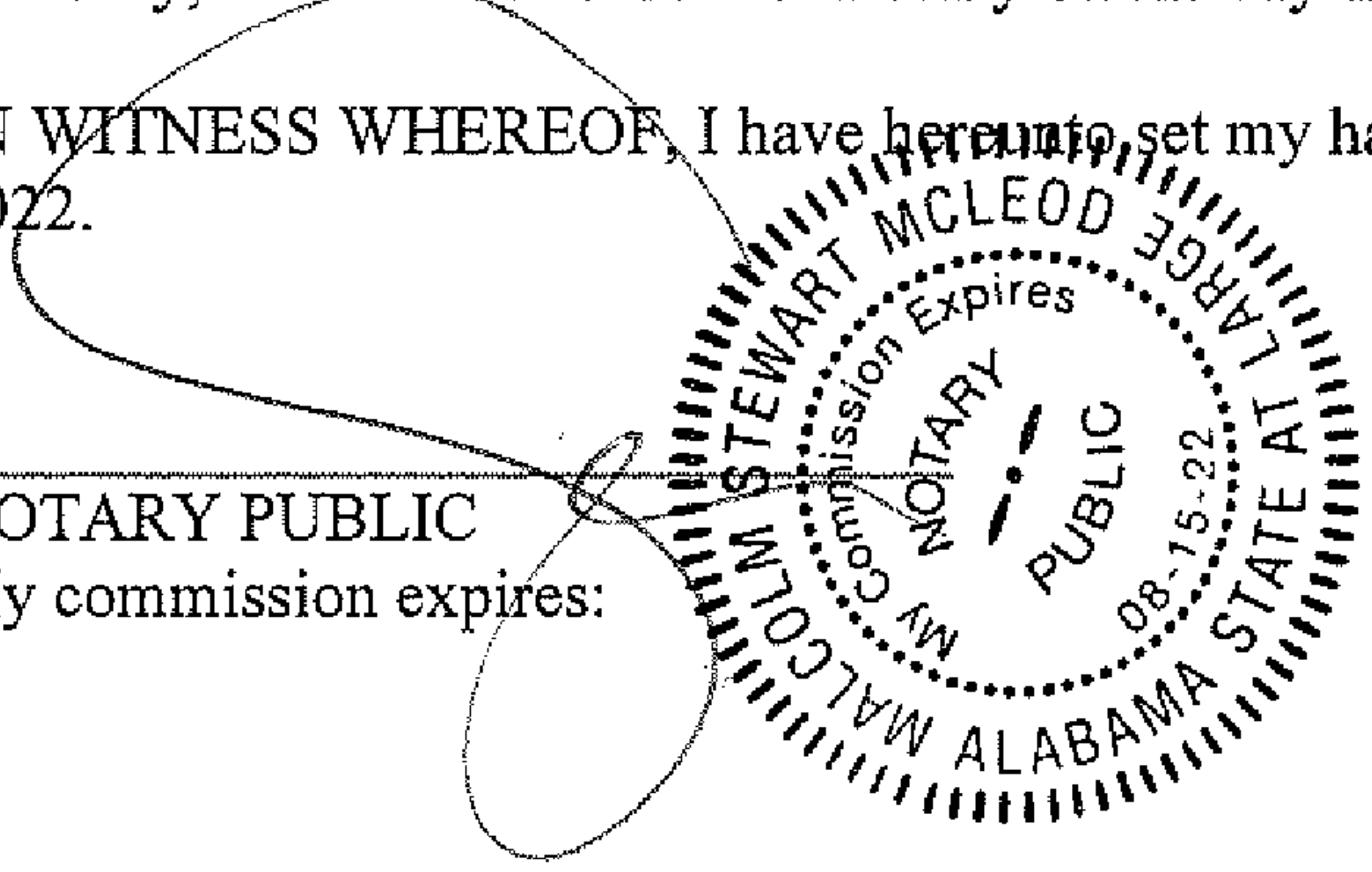
DORIS B. FURLONG,
By JAMES EDWIN FURLONG,
As Attorney in Fact

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAMES EDWIN FURLONG, as Attorney in Fact for DORIS B. FURLONG,** 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 instrument, he, as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of February, 2022.

NOTARY PUBLIC
My commission expires:



IN WITNESS WHEREOF, said Grantor, GARY E. FURLONG, has hereunto set his hand and seal this the 16 day of February, 2022.

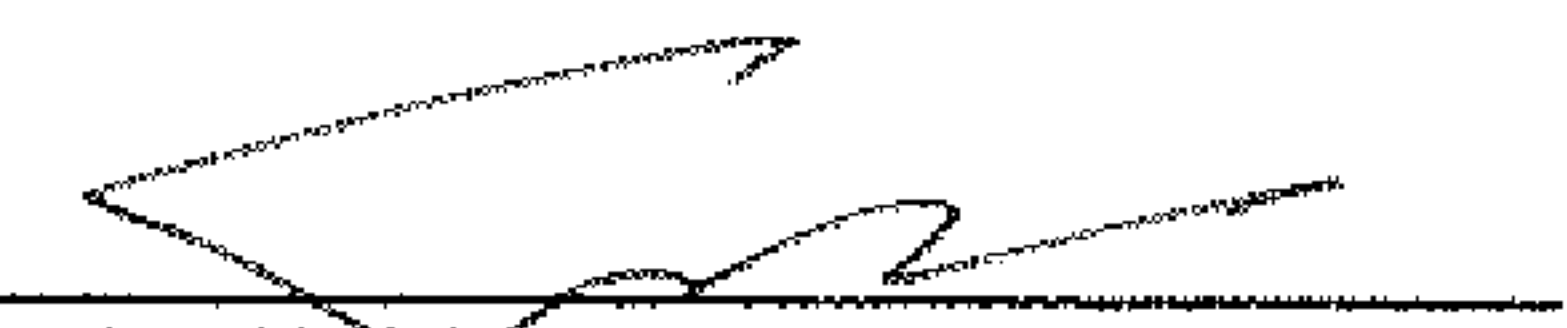


GARY E. FURLONG

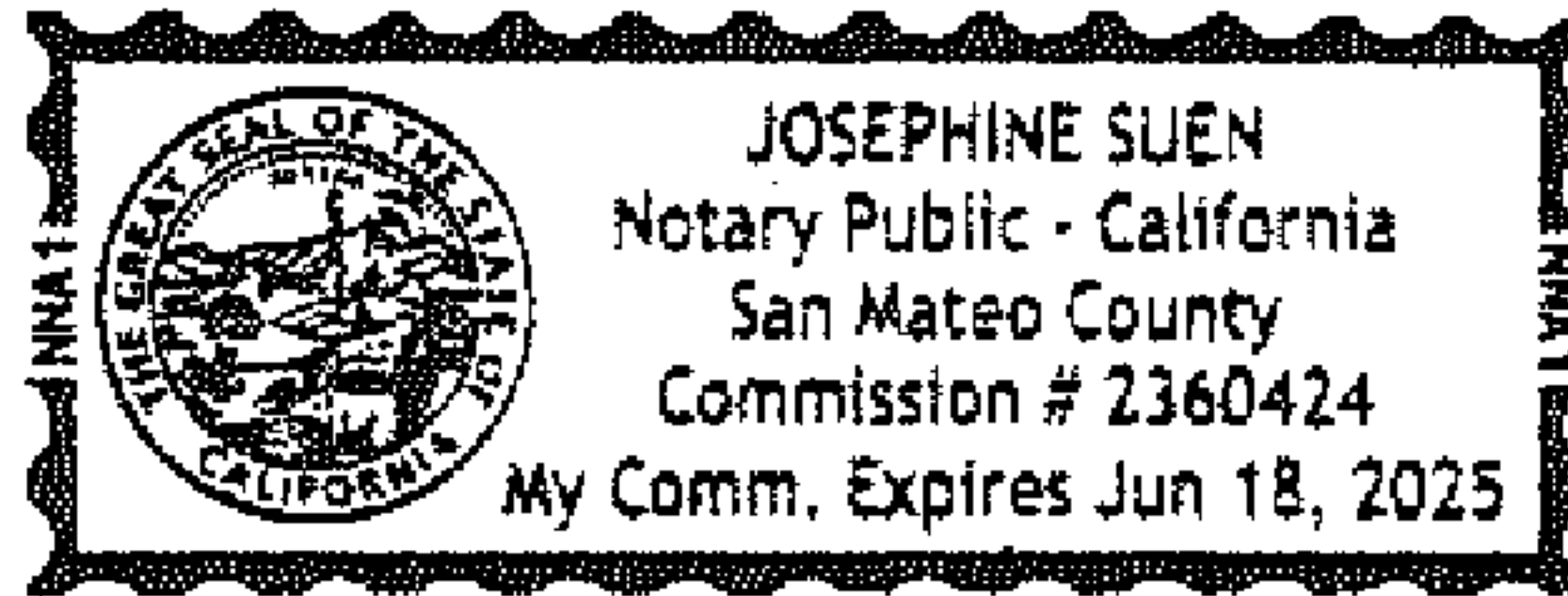
STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that GARY E. FURLONG, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16TH day of February, 2022.



NOTARY PUBLIC
My commission expires: 06-18-2025



(A large handwritten mark or signature is present in the lower half of the page.)

Real Estate Sales Validation Form

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

Grantor's Name GARY E. FURLONG and DORIS B. FURLONG

Grantee's Name JOYDEEP MUKHERJEE and TANUSREE MUKHERJEE

Mailing Address 314 CHASE PLANTATION CIRCLE HOOVER, AL 35244

Mailing Address 314 CHASE PLANTATION CIRCLE HOOVER, AL 35244

Property Address 314 CHASE PLANTATION CIRCLE HOOVER, AL 35244

Date of Sale February 18, 2022

Total Purchase Price \$233,000.00

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
Sales Contract
X Closing Statement
Appraisal
Other

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 February 18, 2022

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2022 02:06:58 PM
\$61.50 CHERRY
20220222000075620

Alvin S. Boyd