

20220323000118740
03/23/2022 01:43:22 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23460
File No. 022206391

MAIL TAX STATEMENTS TO:

Arijit De
410 Auburn Way, Apt 7
San Jose, CA 95129

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 13-8-27-2-004-018.00

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 19 day of February, 2022, by and between **Arijit De and Neha Avinash Sinha, husband and wife, as joint tenants with right of survivorship**, a mailing address of 410 Auburn Way, Apt 7, San Jose, CA 95129, hereinafter referred to as Grantor(s) and **Arijit De, a married person, as sole owner**, a mailing address of 410 Auburn Way, Apt 7, San Jose, CA 95129, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 165 Hickory Point Dr., Helena, AL 35080

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 19 day of February, 2022.

Arijit De
Arijit De

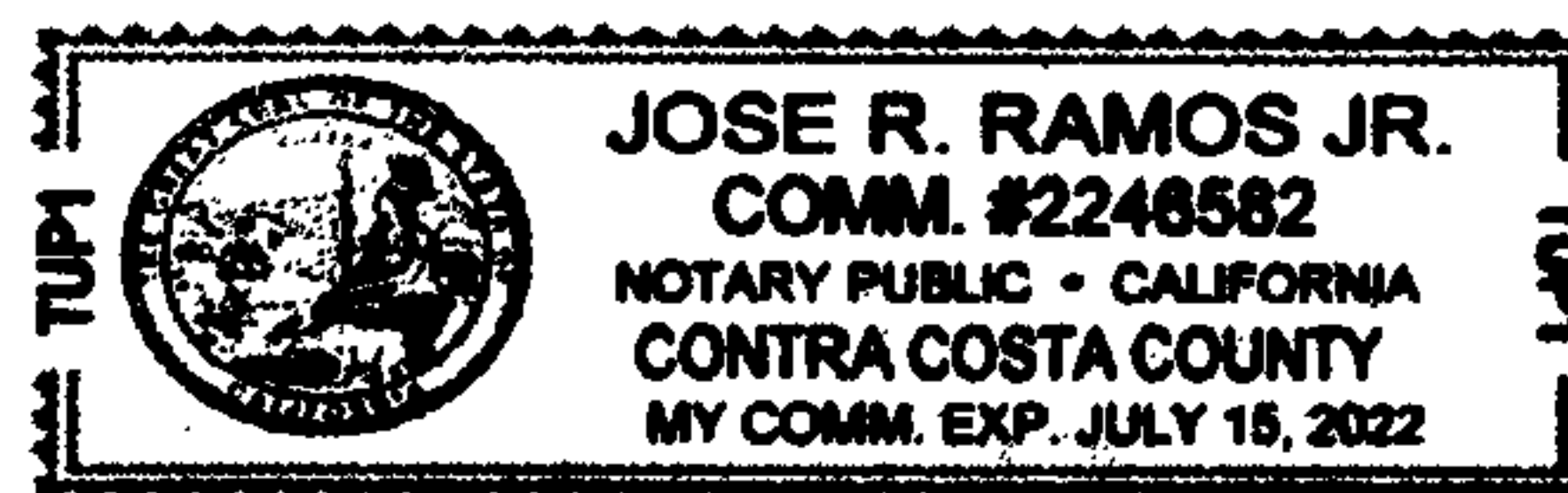
Neha Avinash Sinha
Neha Avinash Sinha

STATE OF California
COUNTY OF Contra Costa

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Arijit De and Neha Avinash Sinha, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19 day of February 2022.

Jose R. Ramos Jr.
Notary Public
Print Name: Jose R. Ramos Jr.
My commission expires: July 15, 2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Shelby, State of 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.

BEING the same which Arijit De by Deed dated December 13, 2019 and recorded January 13, 2020 in the County of Shelby, State of Alabama in 20200113000017180 conveyed unto Arijit De and Neha Avinash Sinha, as joint tenants, with rights of survivorship.

Parcel Identification Number: 13-8-27-2-004-018.000

PROPERTY COMMONLY KNOWN AS: 165 Hickory Point Dr., Helena, AL 35080

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

Grantor's Name Arijit De and Neha Sinha Grantee's Name Arijit De
Mailing Address 224 Park Village Circle, Alabaster, AL 35007 Mailing Address 224 Park Village Circle, Alabaster, AL 35007
207 Escobar Pl 207 Escobar Pl
San Ramon CA 94583 San Ramon CA 94583

Property Address 224 Park Village Circle, Alabaster, AL 35007 Date of Sale 02/19/2022
165 Hickory Point Dr. Helena AL 35080 Total Purchase Price \$
1118 Thompson Road, Alabaster AL 35007 or
Actual Value \$
or
Assessor's Market Value \$ 121,400.00 (Full value)
60,700.00 (Half 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 02/19/2022Print ARIJIT DE

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2022 01:43:22 PM
\$92.00 CHERRY
20220323000118740

Allen S. Boyd