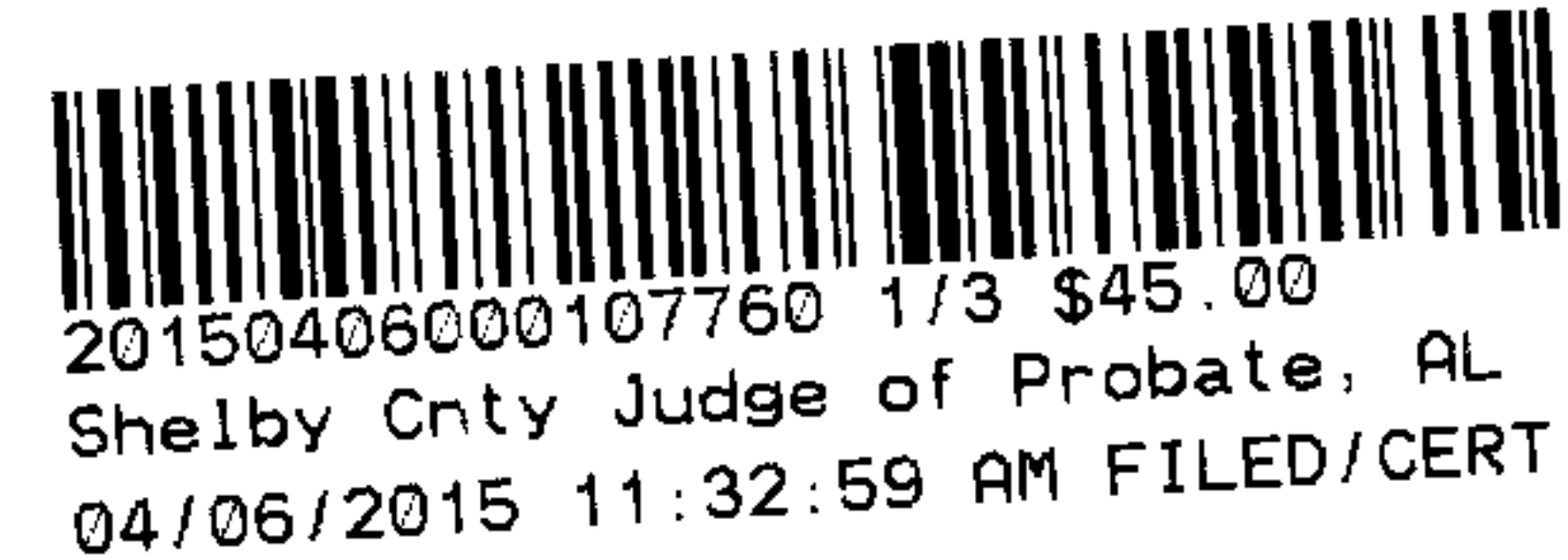


PELIS00035

Send tax notice to:  
Madhusudhana Yaparla & Radha Jayamangalam  
217 Brentwood Drive  
Alabaster, AL 35007

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) in hand paid to the undersigned **James Ryan Henry and Susanna Avlos, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Madhusudhana Yaparla and Radha Jayamangalam** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 115 according to the Survey of Weatherly Brentwood, Sector 15, Phase Two, as recorded in Map Book 20, Page 8, Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

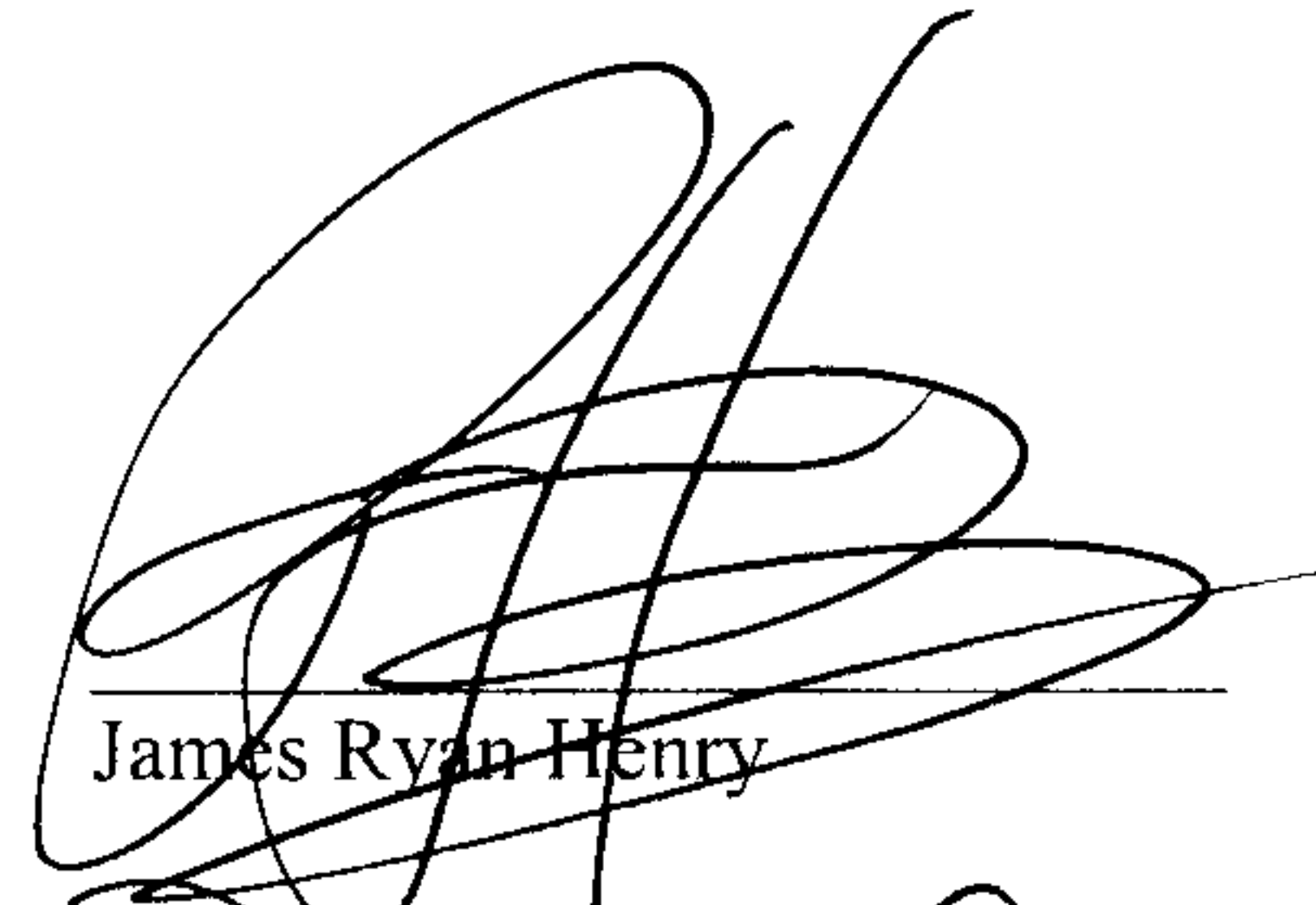
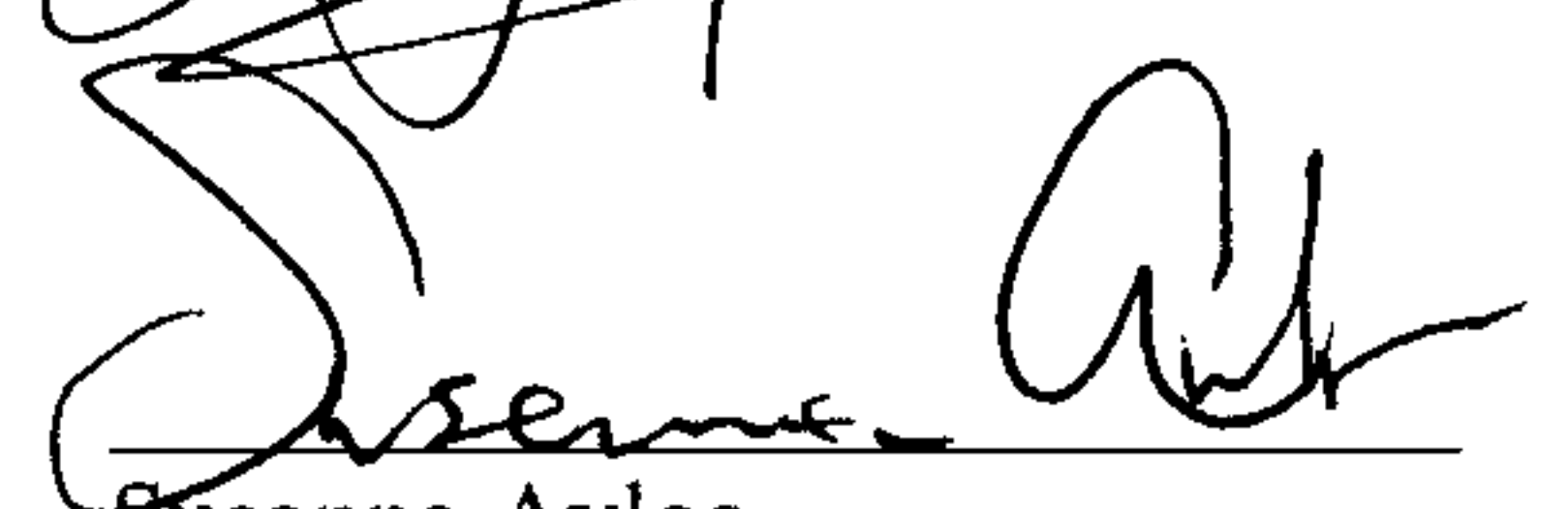
Susanna Avlos is one and the same person as Susanna Avlos Henry.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/06/2015  
State of Alabama  
Deed Tax: \$25.00

IN WITNESS WHEREOF, Grantors, James Ryan Henry and Susanna Avlos have hereunto set their signatures and seals on March 12, 2015.

  
James Ryan Henry  
  
Susanna Avlos

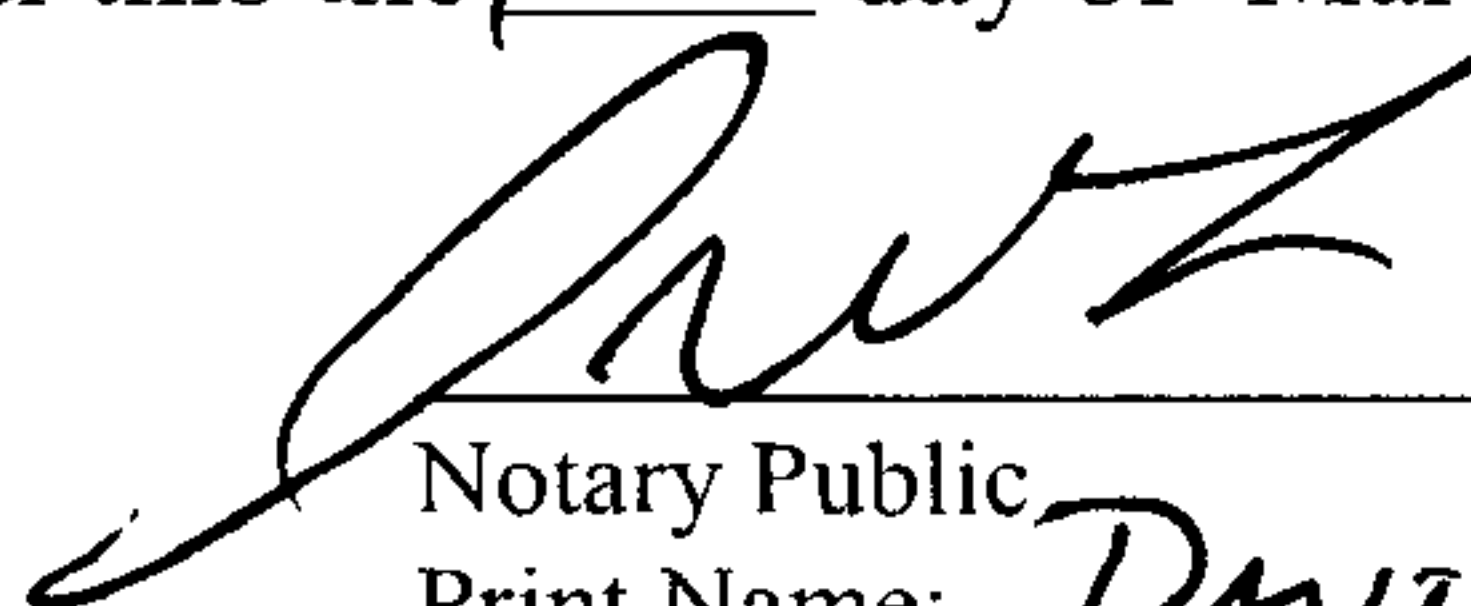
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ryan Henry and Susanna Avlos, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 12<sup>th</sup> day of March, 2015.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires:

3/25/17

  
20150406000107760 2/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
04/06/2015 11:32:59 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name JAMES & SUZANNA RYAN  
Mailing Address 4548 EAGLE POINT DR  
BHAM, AL 35242

Grantee's Name MAHDI YAPAMA & RAHMA  
Mailing Address 217 BRENTWOOD DR  
ALABASTER, AL 35007  
4988 PROVENCE CIR, BHAM, AL 35242

Property Address 217 BRENTWOOD DR  
ALABASTER, AL 35007

Date of Sale 3/12/15  
Total Purchase Price \$ 125,000

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  
☒ 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 3/12/15

Print DAVID W. LEWIS

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20150406000107760 3/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
04/06/2015 11:32:59 AM FILED/CERT