

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Srikanth Karra and Sumithra Karra
5064 Greystone Way
Birmingham, AL 35242-6427

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Eighty Thousand and 00/100 (\$680,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sharon Leigh Thomas a/k/a/ Sharon Thompson Oliaii and husband, Bill Allen Thomas, Jr.** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Srikanth Karra and Sumithra Karra**, (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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 12, according to the Map and Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, common areas, and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317, Page 260, in the Office of the Judge of Probate of Shelby County, Alabama, and all amendments thereto.

Subject To:
Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.


\$612,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

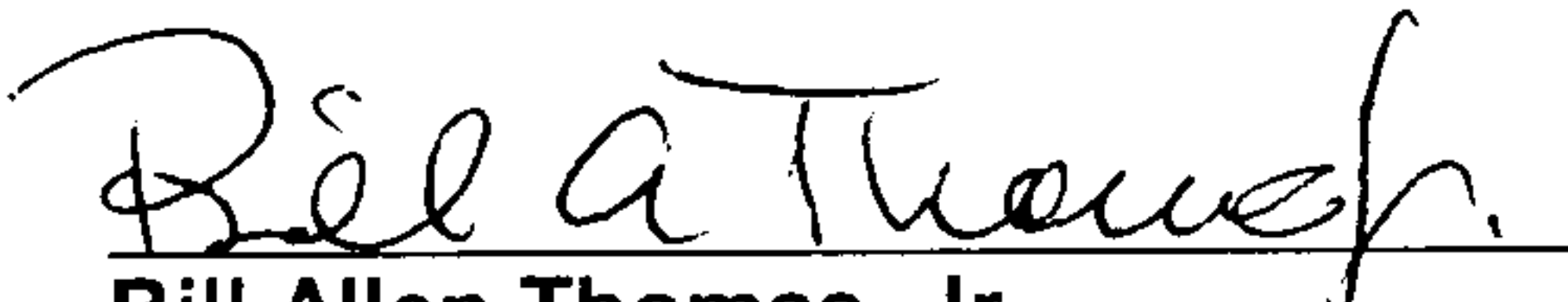
Sharon Leigh Thomas is one and the same as Sharon Thompson Oliaii.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the 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, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the **26th** day of **May**, **2016**.


Sharon Leigh Thomas
a/k/a Sharon Thompson Oliaii


Bill Allen Thomas, Jr.

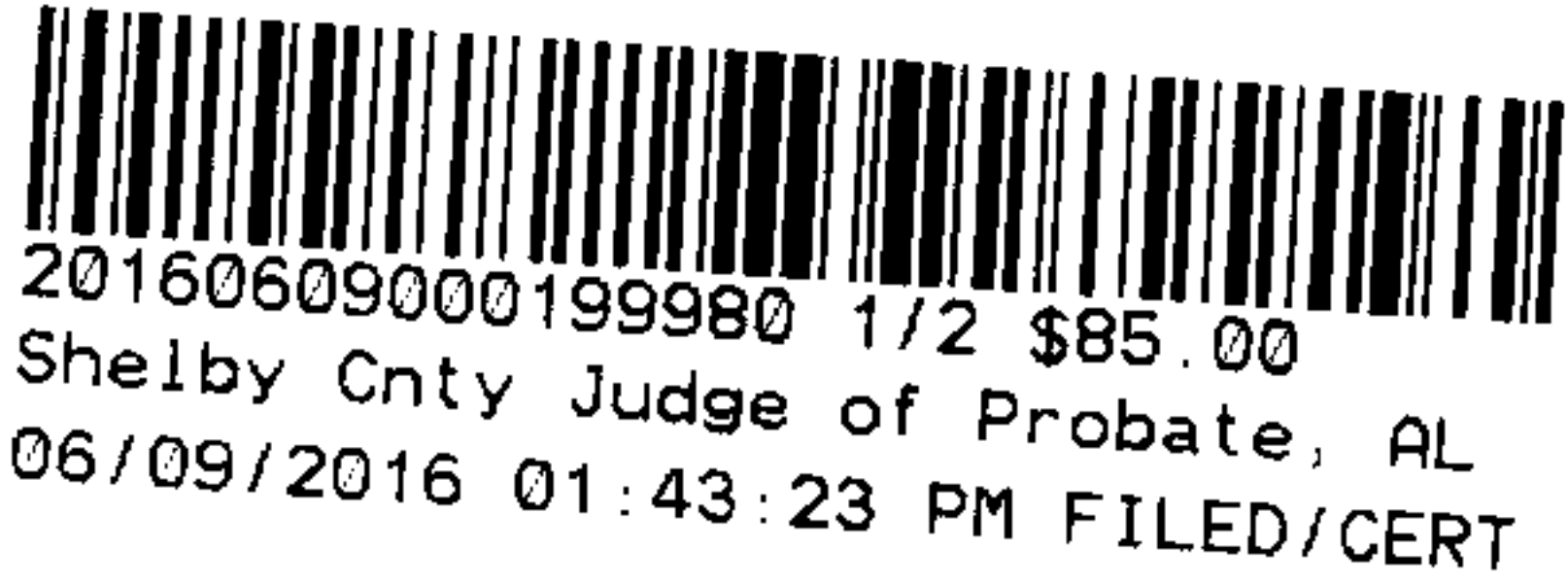
Shelby County, AL 06/09/2016
State of Alabama
Deed Tax: \$68.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sharon Leigh Thomas a/k/a Sharon Thomson Oliaii, and husband, Bill Allen Thomas, Jr., whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 06/02/2019



Real Estate Sales Validation Form

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

Grantor's Name	Sharon Leigh Thomas	Grantee's Name	Srikanth Karr and Sumithra Karra
Mailing Address	6077 Terrace Hill Drive Birmingham, AL 35242	Mailing Address	5064 Greystone Way Birmingham, AL 35242
Property Address	5064 Greystone Way Birmingham, AL 35242	Date of Sale	May 26, 2016
		Total Purchase Price	\$680,000.00
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |

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 Sharon Leigh Thomas

Unattested Sign _____
(verified by)

Sharon Leigh Thomas
(Grantor/Grantee/Owner/Agent) circle one



20160609000199980 2/2 \$85.00
Shelby Cnty Judge of Probate, AL
06/09/2016 01:43:23 PM FILED/CERT