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Title365 - Newport Beach, 5000 Birch Street, Suite 550, Newport Beach, CA 92660

File No.: OS3400-16005732

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STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

VENUMADHAV CHAKILAM and NAGA LAVANYA NOLUGU one and the same as NAGA LAVANYA MOLUGU, husband and wife, whose mailing address is 1948 Arbor Court, Birmingham, AL 35244, hereinafter referred to as "Grantor"

and

NAGA LAVANYA MOLUGU and VENUMADHAV CHAKILAM, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them, whose mailing address is 1948 Arbor Court, Birmingham, AL 35244, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lot 11, according to the Survey of Final Plat, Arbor Hill, Phase I, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed from Craig R. Krass and Theresa Krass, husband and wife, the Grantor, to Venumadhav Chakilam and Naga Lavanya Nolugu, Naga Lavanya Nolugu is one and the same as Naga Lavanya Molugu, for and during their joint lives and upon the death of either of them, then to the survivor of them, the Grantee, by deed dated 10/31/2008, and recorded 11/04/2008 as Instrument No. 20081104000427080, in the Office of the Judge of Probate for Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD 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 their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

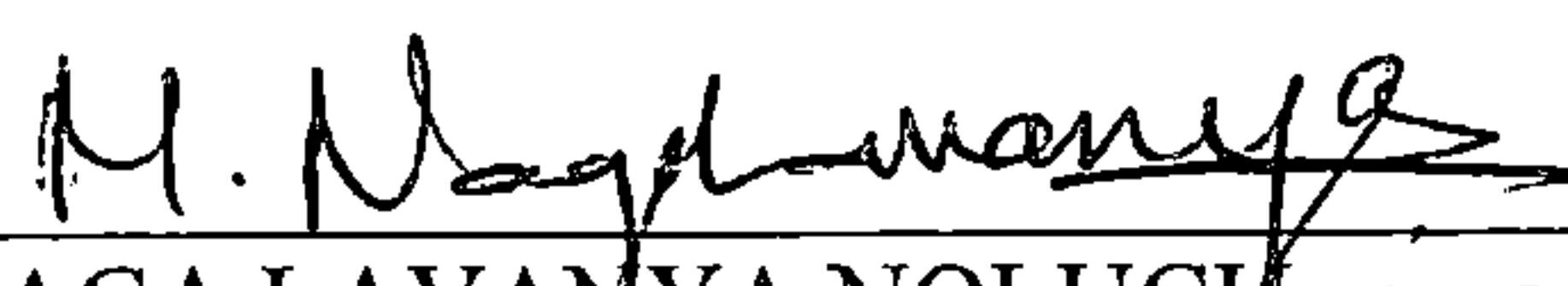
The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed \_\_\_\_\_ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or X is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 18 day of Jan, 2017.

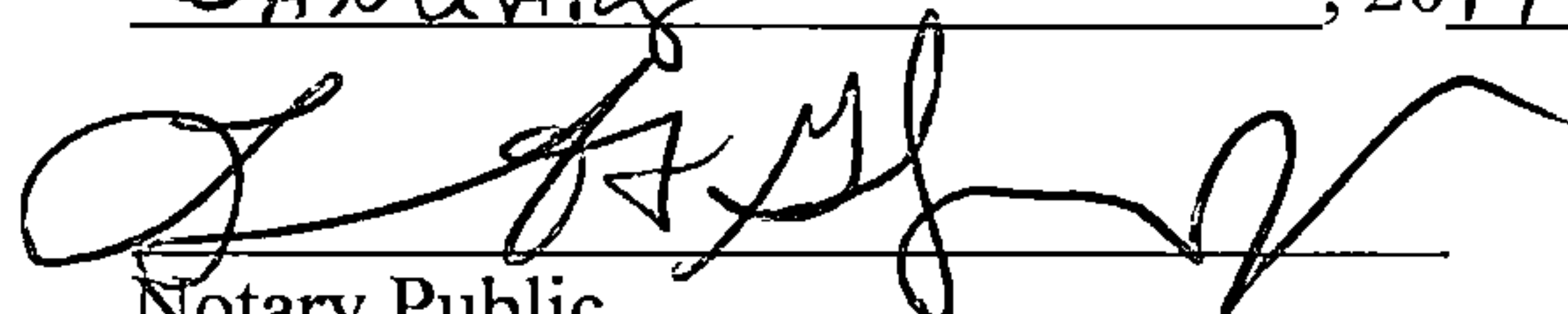
  
\_\_\_\_\_  
VENUMADHAV CHAKILAM

  
\_\_\_\_\_  
NAGA LAVANYA NOLUGU one and the same as  
NAGA LAVANYA MOLUGU

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that VENUMADHAV CHAKILAM, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18<sup>th</sup> day of JANUARY, 2017.

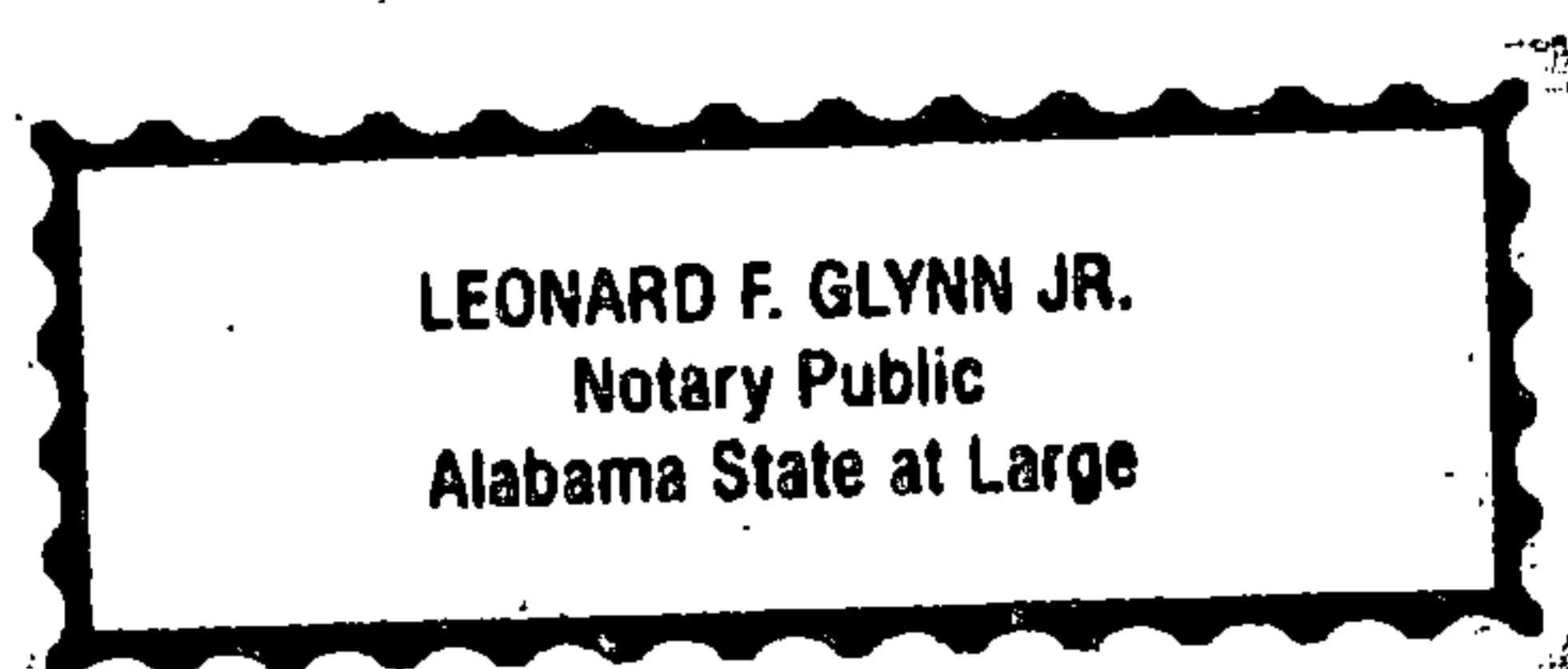


Notary Public

LEONARD F. GLYNN JR

Print Name

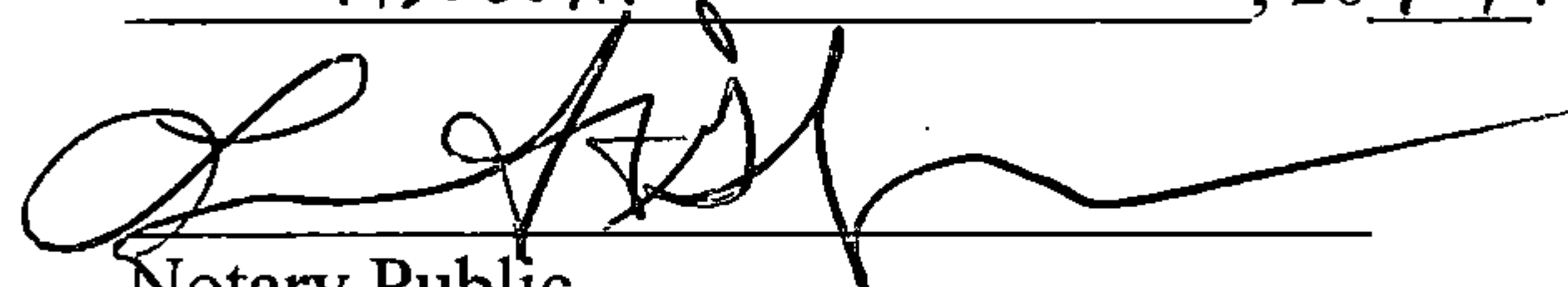
My Commission expires: 04/05/2020



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that NAGA LAVANYA NOLUGU one and the same as NAGA LAVANYA MOLUGU, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18<sup>th</sup> day of JANUARY, 2017.

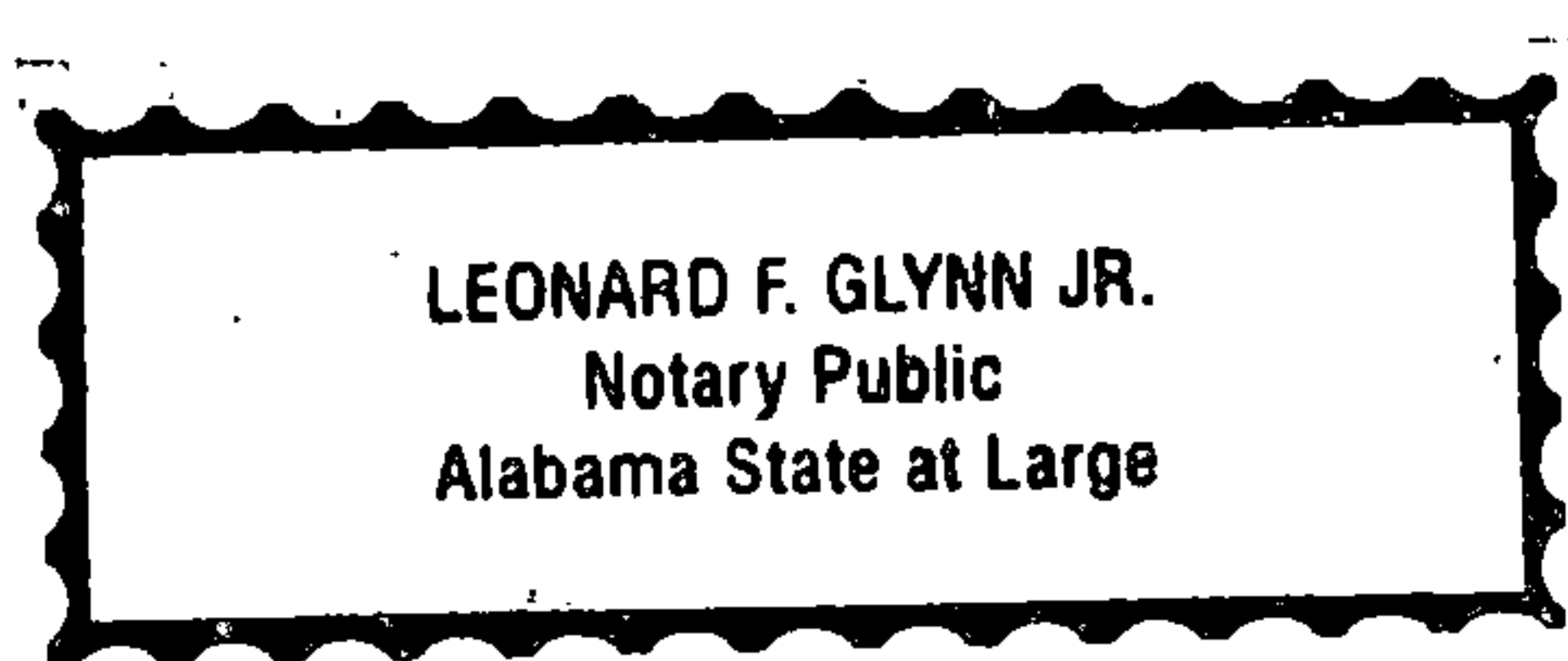


Notary Public

LEONARD F. GLYNN JR

Print Name

My Commission expires: 04/05/2020



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896  
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Naga Lavanya Molugu and Venumadhav Chakilam, 1948 Arbor Court, Birmingham, AL 35244

Grantee's address:

Naga Lavanya Molugu and Venumadhav Chakilam, 1948 Arbor Court, Birmingham, AL 35244



# Real Estate Sales Validation Form

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

Grantor's Name Venumadhu Choklam and Nag Levanu Molugu Grantee's Name Nag Levanu Molugu &  
Mailing Address 1948 Arbor Ct Mailing Address Venumadhu Choklam  
Hoover, AL 35244 1948 Arbor Ct  
Hoover, AL 35244

Property Address 1948 Arbor Ct Date of Sale 01/18/2017  
Hoover, AL 35244 Total Purchase Price \$ 10.00  
or  
Actual Value \$  
20170125000030180 01/25/2017 01:36:43 PM DEEDS 4/4 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 Wife changing last name  
☐ 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 01/18/17

Print VENU MADHAV Choklam, Nag Levanu Molugu

Sign [Signature] M. Nag Levanu  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/25/2017 01:36:43 PM  
\$25.00 CHERRY  
20170125000030180

[Signature]

Form RT-1