20170320000092860 03/20/2017 01:41:15 PM

Prepared by:

DEEDS 1/5

Send Tax Notice to:

JUL ANN McLEOD, Esq.

Amit J. Chudgar & Mina A. Chudgar

1957 Hoover Court, Suite 306 Birmingham, AL 35226 2505 Hamilton Circle Pelham, AL 35124

This deed is being prepared without title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title.

The purpose of this deed to extinguish the life estate and vest full fee simple interest in Amit J. Chudgar and Mina A. Chudgar, the Grantees.

STATE OF ALABAMA)) JOINT SURVIVORSHIP WARRANTY DEED
COUNTY OF SHELBY	Ś

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, AVNI CHUDGAR, a married woman; ANAR CHUDGAR, a married woman; AMIT J. CHUDGAR and MINA A. CHUDGAR, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, AMIT J. CHUDGAR and MINA A. CHUDGAR (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 207 according to the Map of Chandalar South Fifth Sector as recorded in Map Book 6, page 156, in the Office of the Judge of Probate 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.

Subject property is not the homestead of either of the Grantors, Avni Chudgar or Anar Chudgar, or her 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.

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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 Grantors have hereunto set their hand and seal this the 15th day of March, 2017.

AMIT J. CHUDGAR

MINA A. CHUDGAR

STATE OF ALABAMA

COUNTY OF JEFFERSON

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that AMIT J. CHUDGAR and MINA A. CHUDGAR, 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 XIANESS WHEREOF, I have hereunto set my hand and seal this the 15th day of

March, 2017

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

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IN WITNESS WHEREOF, said Grantor, ANAR CH this the day of March, 2017. ANAR CHUDGAR	UDGAR, has hereunto set her hand and seal
STATE OF NEW YORK COUNTY OF New York I, the undersigned, a Notary Public, in and for said County Chungan, whose name is signed to the foregoing acknowledged before me on this day that, being informations.	conveyance and who is known to me,
IN WITNESS WHEREOF, I have hereunto s March, 2017. SOLUBIOLIC	
NOTARY PUBLIC My commission expires: ゴルリ ヨウ, コロゴ	

RONA SHAVIT
Notary Public - State of New York
No. 01SH6209229
Qualified in Nassau County
Commission Expires July 20, 20_7

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IN WITNESS WHEREOF, said Grantor, AVNI CHUD this the day of March, 2017.	GAR, has hereunto set her hand and seal
AVNI CHUDGAR	
COMMONWEALTH OF MASSACHUSETTS COUNTY OFmiddlese_c))

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that AVNI CHUDGAR, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 hay of March, 2017.

NOTARY PUBLIC

My commission expires: Oct 28. 2022



Real Estate Sales Validation Form

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

Grantor's Name	AVNI CHUDGAR, ANAR CHUDGAR AMIT J. CHUDGAR AND MINA A. CHUDGAR	AMIT J. CHUDGAR AND MINA A. Grantee's NameCHUDGAR
Mailing Address		Mailing Address
Property Address	2505 HAMILTON CIRCLE PELHAM, AL 35124	Date of Sale March 16, 2017
70320000092860	03/20/2017 01:41:15 PM DEE	Actual Value \$ or
		Assessor's Market Value\$156,000.00
, , , , , , , , , , , , , , , , , , ,	e or actual value claimed on this form ca of documentary evidence is not required	an be verified in the following documentary evidence: (check d)
Bill of Sale Sales Contract Closing State	-	Appraisal X Other \$78,000.00 1/2 Interest
-	•	ntains all of the required information referenced above, the filing
of this form is not r	~~~·	
	<u> </u>	tructions
Grantor's name an	Ins d mailing address - provide the name o	tructions f the person or persons conveying interest to property and their
Grantor's name an current mailing add	Ins d mailing address - provide the name o lress.	
Grantor's name an current mailing add Grantee's name ar conveyed. Property address -	Insolved mailing address - provide the name of the second mailing address - provide the name of the mame of the ma	f the person or persons conveying interest to property and their
Grantor's name and current mailing add Grantee's name ard conveyed. Property address - interest to the property	Insert distribution of the property be entry was conveyed. The total amount paid for the purchage.	f the person or persons conveying interest to property and their of the person or persons to whom interest to property is being
Grantor's name and current mailing add Grantee's name are conveyed. Property address - interest to the property the instrument offer Actual value - if the	Insert displayed mailing address - provide the name of the mailing address - provide the name of the physical address of the property be erty was conveyed. The total amount paid for the purchance for record. The property is not being sold, the true value for record.	f the person or persons conveying interest to property and their of the person or persons to whom interest to property is being eing conveyed, if available. Date of Sale - the date on which ase of the property, both real and personal, being conveyed by
Grantor's name and current mailing add Grantee's name are conveyed. Property address - interest to the property address	Insert mailing address - provide the name of the physical address of the property be erty was conveyed. The total amount paid for the purchased for record. The property is not being sold, the true value for record. This may be evidenced by a second and the value must be determined, operty as determined by the local official	f the person or persons conveying interest to property and their of the person or persons to whom interest to property is being sing conveyed, if available. Date of Sale - the date on which ase of the property, both real and personal, being conveyed by the
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Grantor's name and current mailing add Grantee's name are conveyed. Property address - interest to the property address - interest to the property and purchase price the instrument offer Actual value - if the instrument offered current market valuation, of the property address will be a lattest, to the best further understand	Insert display and the property be a serily was conveyed. The physical address of the property be a serily was conveyed. The total amount paid for the purchase of the total amount paid for the purchase of the property is not being sold, the true value for record. This may be evidenced by a second and the value must be determined, operty as determined by the local official a used and the taxpayer will be penalized of my knowledge and belief that the infinite that any false statements claimed on the 1975 § 40-22-1 (h).	If the person or persons conveying interest to property and their of the person or persons to whom interest to property is being sing conveyed, if available. Date of Sale - the date on which ase of the property, both real and personal, being conveyed by the in appraisal conducted by a licensed appraiser or the assessor's the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1(h).

File 170199



Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/20/2017 01:41:15 PM
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Form RT-1 Alabama 08/2012 LSS