


Send tax notice to:
Douglas Alan Moore & Karen Moore
859 Jasmine Hill
Indian Springs, AL 35124
PEL1700489

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby


20170801000276320 1/3 \$241.00
Shelby Cnty Judge of Probate, AL
08/01/2017 01:10:05 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy Thousand and 00/100 Dollars (\$970,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Venkatesh Ravirala and Radhika Ravirala, Husband and Wife, whose mailing address is: 4602 CHATTAHOOCHEE KING SE, MARIETTA GA 30067 (hereinafter referred to as "Grantors"), by Douglas Alan Moore and Karen Moore (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:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in a Southerly direction along the West line of said Section a distance of 333.10 feet to the point of beginning of herein described parcel; thence deflect 87 degrees 04 minutes 50 seconds and run to the left in an Easterly direction a distance of 388.52 feet to a point; thence turn an interior angle of 82 degrees 55 minutes 10 seconds and run to the right in a Southerly direction a distance of 333.10 feet to a point; thence turn an interior angle of 87 degrees 04 minutes 50 seconds and run right in a Westerly direction a distance of 388.52 feet to a point on the West line of said Section, thence turn an interior angle of 82 degrees 55 minutes 10 seconds and run to the right in a Northerly direction along said West line a distance of 333.10 feet to the point of beginning.

Said parcel also has a 60 foot ingress and egress and utility easement lying 30 feet on either side of and parallel to the following centerline:

Commence at the SE corner of said parcel and run in a Northerly direction along the East line of said parcel a distance of 100.0 feet to a point; thence deflect 92 degrees 55 minutes 10 seconds and run to the right in an Easterly direction for a distance of 30.04 feet to the point of beginning of herein described centerline; thence deflect 87 degrees 04 minutes 50 seconds and run to the right and in a Southerly direction a distance of 100.0 feet to a point; thence deflect 00 degrees 08 minutes 00 seconds and run to the right in a Southerly direction a distance of 1,460.88 feet to a point; thence run along the arc of a curve to the left having a radius of 1,450.00 feet and a central angle of 25 degrees 10 minutes 10 seconds in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southerly direction of 704.51 feet to a point on the Northwestern right of way of Shelby County Highway 119 and the end of herein described centerline.

Situated in Shelby County, Alabama.

20170801000276320 08/01/2017 01:10:05 PM DEEDS 2/3
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$750,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, Grantors Venkatesh Ravirala and Radhika Ravirala have hereunto set their signatures and seals on July 28, 2017

✓ V. Ravirala
Venkatesh Ravirala

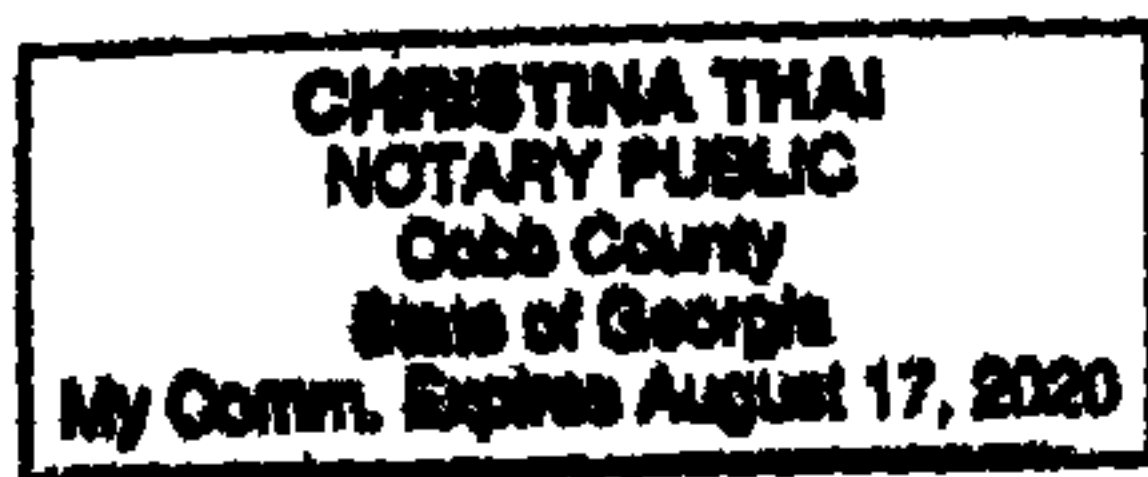
✓ Radhika Ravirala
Radhika Ravirala

STATE OF ^{GA}
COUNTY OF ^{Cobb}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Venkatesh Ravirala and Radhika Ravirala, 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 28th day of July, 2017.

(NOTARIAL SEAL)



✓ Christina Thai
Notary Public
Print Name: CHRISTINA THAI
Commission Expires: August 17, 2020

20170801000276320 2/3 \$241.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Henkaish Panjala Grantee's Name Douglas Alan Moore
 Mailing Address Kaduka Panjala Mailing Address Rayen Moore
4602 Chatham Creek SE 859 Justine Hill
Maricopa AZ 85309 Indian Springs Rd

Property Address 859 Justine Hill Date of Sale 7/28/17
Indian Springs Rd 3504 Total Purchase Price \$ 970,000
 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.

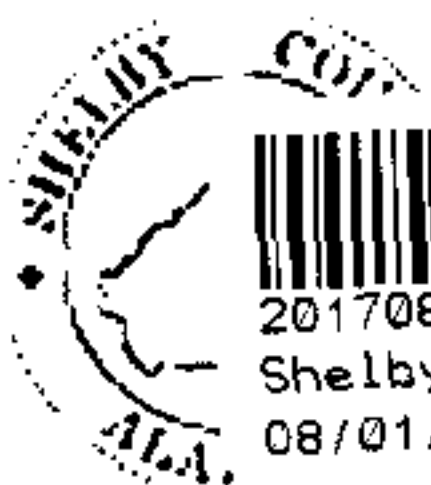
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 7/28/17 Print Dennay BST-JG
 Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded



20170801000276320 3/3 \$241.00
 Shelby Cnty Judge of Probate, AL
 08/01/2017 01:10:05 PM FILED/CERT

Probate Judge,

Shelby County, AL 08/01/2017
 State of Alabama
 Deed Tax: \$220.00