

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Kiran Kumar Yedavalli and Divya Gundamaraju, Trustees, of The Yedavalli Family Trust dated July 29, 2017 4162 Pinot Gris Way San Jose, CA 95135
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STATE OF ALABAMA)
 STATUTORY WARRANTY DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY NINE THOUSAND & NO/100 (\$159,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Dartnell 2 RS ROIPGM LLC** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kiran Kumar Yedavalli and Divya Gundamaraju, Trustees, or their successors in interest of The Yedavalli Family Trust dated July 29, 2017, and any amendments thereto** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 106, according to the recorded map of Builders Group Addition to the Glen at Stonehaven Phase One, as recorded in Map Book 27, page 54, in the Probate Office of Shelby County, Alabama.

Property Address: 310 Mills Way, Pelham, AL 35124

Dartnell 2 RS ROIPGM LLC is one and the same entity as Dartnell 2 RS ROIPGM, LLC, the grantee in deed recorded in Instrument No. 20170505000156990 in the Probate Office of Shelby County, Alabama.

\$119,250.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 1st day of May, 2018.

Dartnell 2 RS ROIPGM LLC

By: [Signature]
Its: Rob Fuller, manager

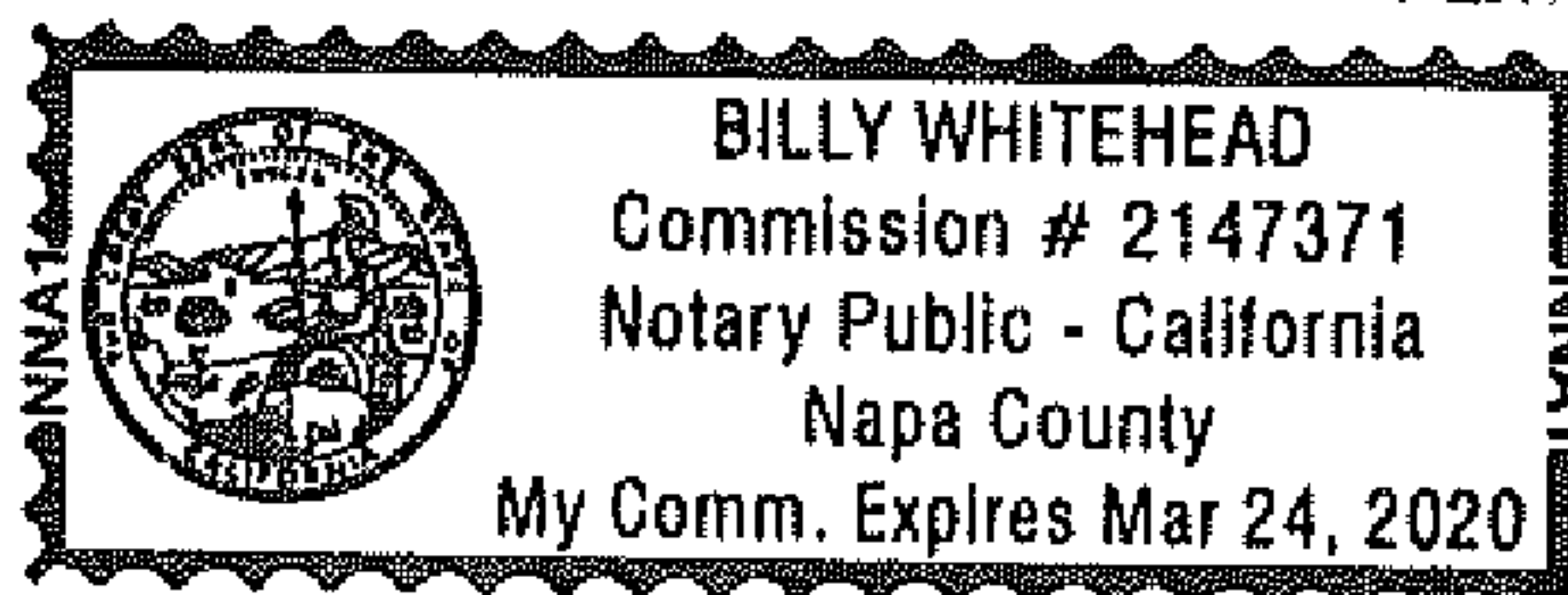
STATE OF CALIFORNIA)
COUNTY OF NAVAJO)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rob Fuller whose name as MANAGER of Dartnell 2 RS ROIPGM LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such MANAGER and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 2018.

[Signature]
NOTARY PUBLIC:

My Commission Expires: 3/24/2020



Real Estate Sales Validation Form

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

Grantor's Name Dartnell 2 RS ROIPGM LLC
Mailing Address 2495 Rigdon Street
Napa, CA 94558

Grantee's Name Kiran Kumar Yedavalli and Divya Gundamaraju, Trustees
Mailing Address of The Yedavalli Family Trust dated July 29, 2017
4162 Pinot Gris Way
San Jose, CA 95135

Property Address 310 Mills Way
Pelham, AL 35124

Date of Sale 05/03/2018
Total Purchase Price \$ 159000.00
or
Actual Value \$

20180509000159240 05/09/2018 02:04:25 PM DEEDS 3/3 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
☒ 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 5/7/18

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2018 02:04:25 PM
\$61.00 CHERRY
20180509000159240

[Signature]

Form RT-1