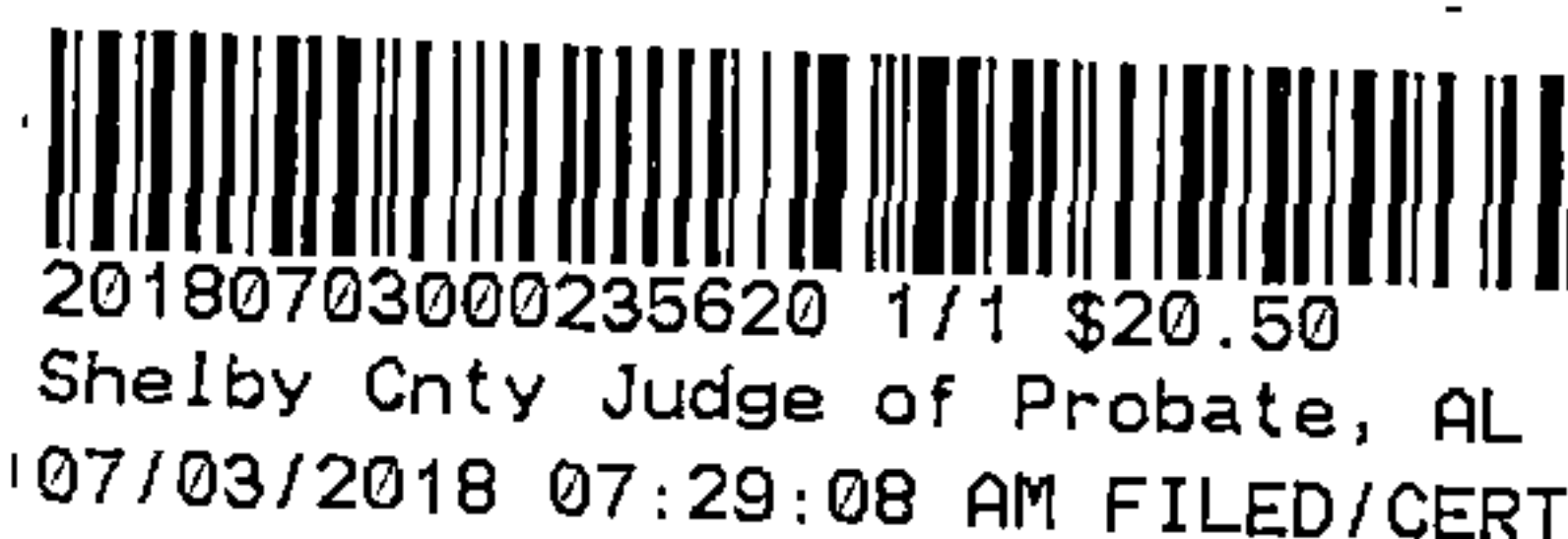


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Rajuranga Gopalachar and wife Lakshmi Gopalachar** (herein referred to as Grantor, whether one or more), whose mailing address is 1611 LAKE CYNUS CLUB DR. HOUSTON TX 75044, grant, bargain, sell and convey unto **Gerardo A. Silva Valencia**, (herein referred to as Grantee, whether one or more) whose mailing address is 109 TOCOA CIRCLE, HELENA AL 35080, the following described real estate, situated in Shelby County, Alabama, the address of which is **109 Tocoa Circle, Helena, Alabama 35080**, to-wit:

Lot 20, according to the Survey of Tocoa Parc, Phase 1, as recorded in Map Book 23, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no fire, library or garbage district dues owing with respect to the Property conveyed herein.

The property conveyed herein is not the homestead of the Grantor or his spouse.

\$169,750.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantee, ^{his}~~her~~ heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 28 day of JUNE, 2018.


Rajuranga Gopalachar

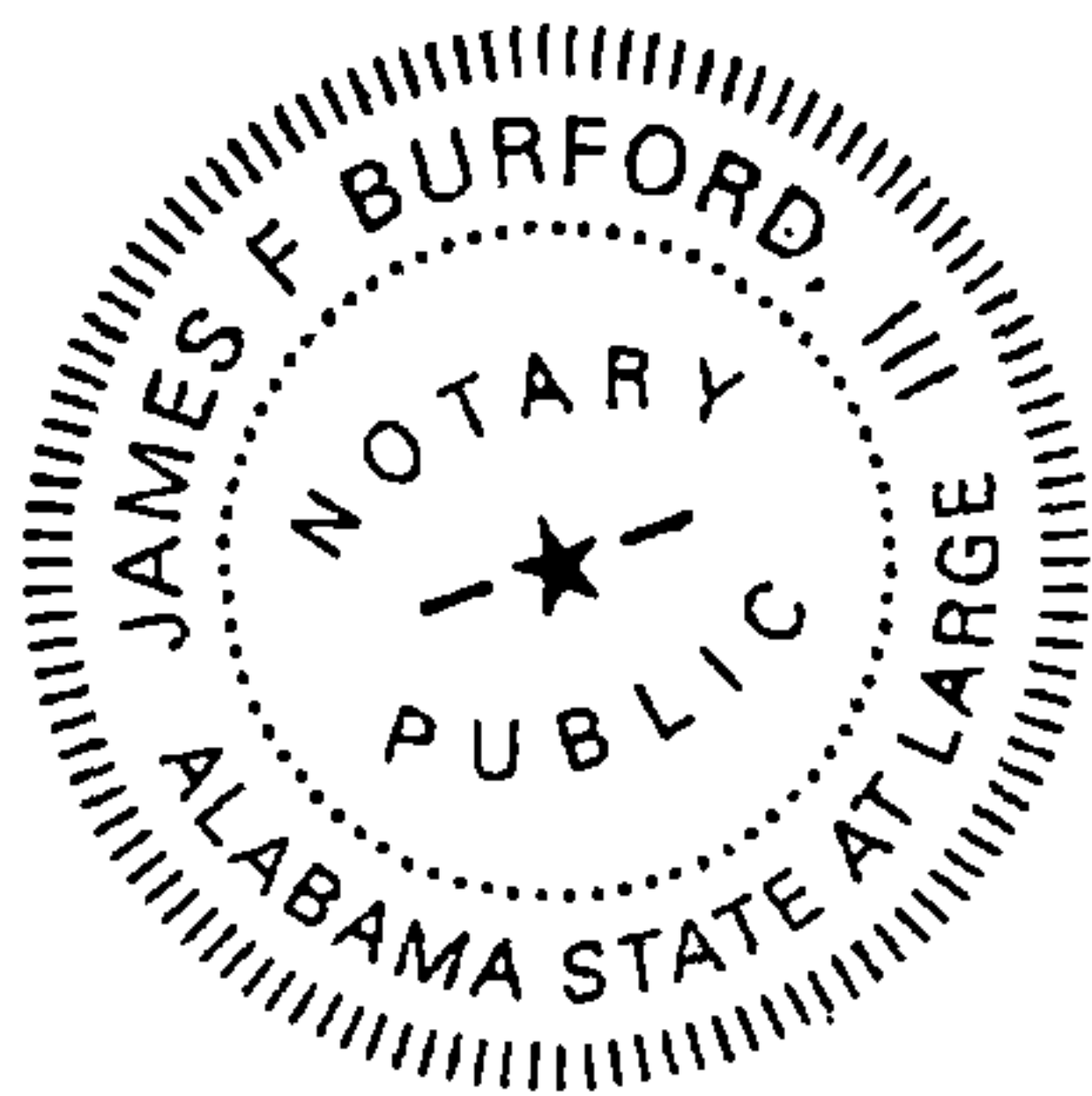

Lakshmi Gopalachar

GOPALACHAR IS THE CORRECT SPELLING OF GRANTOR'S LAST NAME

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Rajuranga Gopalachar and Lakshmi Gopalachar, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of JUNE, 2018.




Notary Public
My Commission Exp. 3.1.18

Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$5.50