

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bradley Ellis Byrne and
Donielle Dubose Byrne
1056 Beaumont Avenue
Hoover, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Seventeen Thousand and No/100 Dollars, (\$417,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Aniruddha A. Karve and wife, Aarti Karve** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Bradley Ellis Byrne and Donielle Dubose Byrne**, (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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 71, according to the Final Plat of Residential Subdivision, Beaumont Phase 4, as recorded in Map Book 38, Page 134, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$375,300.00 of the consideration was paid from the proceeds of a mortgage loan.

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 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, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTOR'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/26/2018
State of Alabama
Deed Tax: \$42.00

20181126000413010 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/26/2018 11:33:08 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 15 day of November, 2018.

Witness

ANIRUDDHA KARVE
Aniruddha A. Karve MUMBAI INDIA

Witness

AARTI KARVE
Aarti karve MUMBAI INDIA

STATE OF _____
COUNTY OF _____

REPUBLIC OF INDIA
STATE OF MAHARASHTRA
CITY OF MUMBAI } SS
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Aniruddha A. Karve, a married man, 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, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of November, 2018.

Kayla Howe
NOTARY PUBLIC
My Commission Expires: "Indefinite"

Kayla Howe
Vice Consul
United States of America



STATE OF _____
COUNTY OF _____

REPUBLIC OF INDIA
STATE OF MAHARASHTRA
CITY OF MUMBAI } SS
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Aarti Karve, a married woman, 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 15 day of November, 2018.

Kayla Howe
NOTARY PUBLIC
My Commission Expires: "Indefinite"

Kayla Howe
Vice Consul
United States of America



20181126000413010 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/26/2018 11:33:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Aniruddha A. Karve and
Aarti Karve

Grantee's Name Bradley Ellis Byrne and
Donielle Dubose Byrne

Mailing Address 16140 NE 42nd Ct
Redmont, WA 98052

Mailing Address 1056 Beaumont Avenue
Hoover, AL 35242

Property Address 1056 Beaumont Avenue
Hoover, AL 35242

Date of Sale November 20, 2018

Total Purchase Price \$ 417,000.00

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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 _____

Print Aniruddha A. Karve and Aarti Karve

Unattested

(verified by)

Sign

ANIRUDDHA KARVE

(Grantor/Grantee/Owner/Agent) circle one

AARTI KARVE



20181126000413010 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/26/2018 11:33:08 AM FILED/CERT

1/2574676.1

Form RT-1