

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Arijit De and Neha Avinash
Sinha
410 Auburn Way #7, San Jose CA 95129

Presents:

THAT IN CONSIDERATION OF One Hundred Twenty Five Thousand Dollar and no/100 Dollars (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Nancy J LaRock, a Single person and Melissa Ann Reese, a Single person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Arijit De and Neha Avinash Sinha (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 8, according to the Survey of Applegate Gardens Townhomes, as recorded in Map Book 29, page 52, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$93,750.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantors

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 4th day of December 2019

*Nancy J LaRock by Joseph Richard Berlin
her ATTORNEY IN FACT*

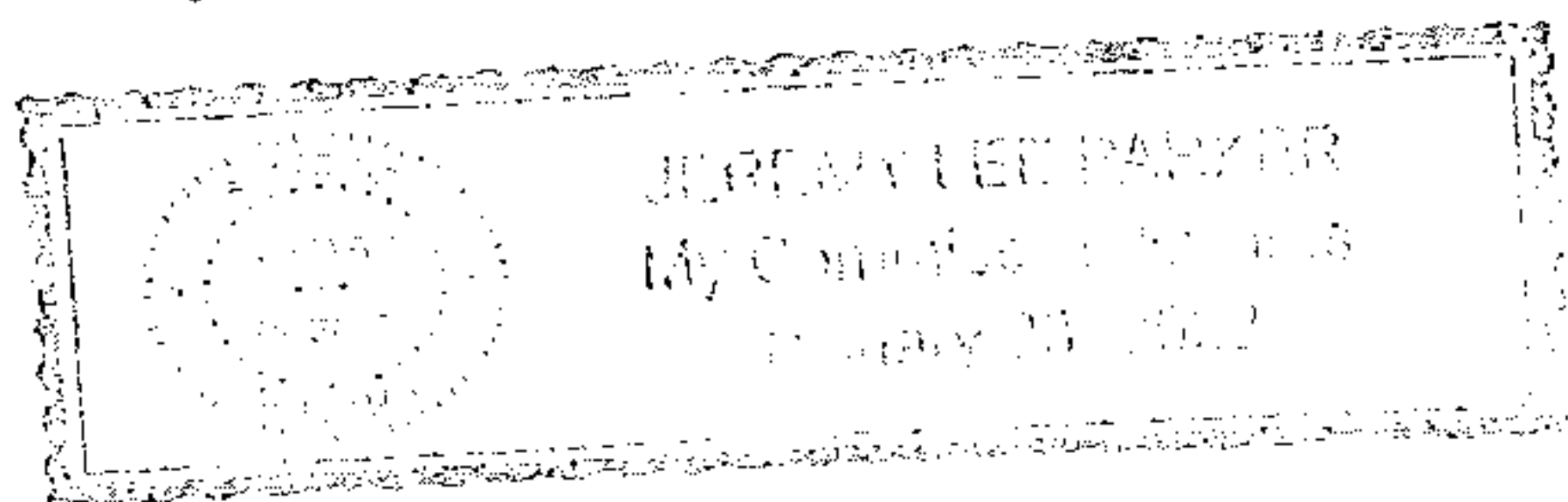
Nancy J LaRock By Joseph Richard Berlin her
Attorney in Fact

Melissa Ann Reese
Melissa Ann Reese

STATE OF Alabama
COUNTY Jefferson

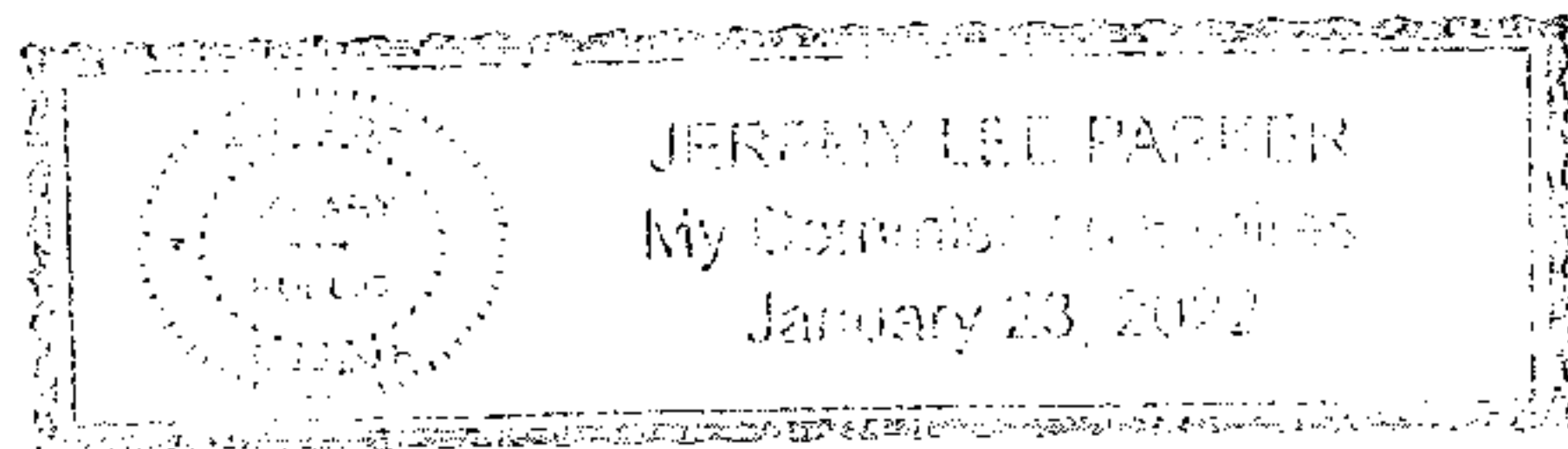
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Joseph Richard Berlin as Attorney in Fact for Nancy J LaRock, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Joseph Richard Berlin in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Nancy J LaRock on the day the same bears date . Given under my hand and official seal this 4th day of December, 20 19.



NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES:

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Melissa Ann Reese whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 4th day of December, 20 19.



NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

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

Arijit De and Neha Avinash Sinha

410 Auburn Way #7
San Jose Ca 95129

December 4, 2019

\$125,000.00

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Allie S. Bayl