20191212000460960 12/12/2019 03:49:45 PM DEEDS 1/3

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 person and Melissa Ann Reese, a 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.

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IN WITNESS WHI December	EREOF, <u>I/WE</u> have hereunto se 2019	et MY/OUR hand(s) and seal(s), this 4th day of MANY I LA RECK by Joyel Rhold Bell Her AHOMY IN FACT		
		Nancy J LaRock By Joseph Richard Berlin her Attorney in Fact		
		Melissa Ann Reese		
STATE OF Alabama COUNTY Jefferson				
	General Acknowledgment			
Fact for Nancy J LaRock that, being informed of the same voluntarily and action Given under my hand and	c_, whose name(s) is/are signed to the fore e contents of the Conveyance that Jose ng within the scope and power of said Power	in said State, hereby certify thatJoseph Richard Berlin as Attorney in egoing conveyance, and who is/are known to me, acknowledged before me eph Richard Berlin_ in his/her capacity as Attorney in Fact did executed the wer of Attorney forNancy J LaRock_ on the day the same bears date . nber_, 20_19. NOTARY PUBLIC		
signed to the foregoing co				
	JERSEN LEE PARKER Ny Commons de Langer January 13, 2002	NOTARY PUBLIC MY COMMISSION EXPIRES:		

Prepared by: Parker Law Firm, LLC

Jeremy Lee Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing	Nancy J laRock and Melissa Ann Reese	Grantee's Name	Arijit De and Neha Avinash Sinha
Address			
	1118 Thompson Rd		410 Auburn Way #7
	Alabaster AL 35007		San Jose Ca 95129
Property Address	1118 Thompson Rd	Date of Sale	December 4, 2019
	Alabaster AL 35007	Total Purchase Price	\$125,000.00
		Or Actual Value Or	\$
		Assessor's Market Value	\$
x Clos	sing Statement resented for recordation co	ontains all of the required informati	on referenced above, the filing of this
Grantor's i	name and mailing address - provide the name dress.	Instructions of the person or persons conveying	interest to property and their current
Grantee's	name and mailing address - provide the name	of the person or persons to whom i	nterest to property is being conveyed.
Property a	ddress - the physical address of the property b	eing conveyed, if available.	
Date of Sa	le - the date on which interest to the property	was conveyed.	
-	hase price - the total amount paid for the purce offered for record.	hase of the property, both real and	personal, being conveyed by the
	ue - if the property is not being sold, the true versel offered for record. This may be evidenced by ue.		
valuation,	f is provided and the value must be determined of the property as determined by the local off will be used and the taxpayer will be penalized	icial charged with the responsibility	of valuing property for property tax
understand	the best of my knowledge and belief that the is that any false statements claimed on this form § 40-22-1 (h).		
Date:	December 4 2019	Print: Melissa Ann F	Réese Ann Mil
<i>Ui</i>	nattested (verified by)	Sign: Grantor/Gr	antee/Owner/Agent (circle one) Form RT-1
	Filed and Recorded Official Public Records Judge of Probate, Shelby	County Alabama, County	

A H N N

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2019 03:49:45 PM

\$59.50 CHARITY

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