

When Recorded Mail to:
PRIORITY TITLE & ESCROW
607 LYNNHAVEN PKWY
VIRGINIA BEACH, VA 23452

20200108000010560
01/08/2020 07:54:54 AM
DEEDS 1/4

Prepared By:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:
ARUN RAMADOSS AND YAMINI KRISHNASWAMY
218 BANCROFT
IRVINE, CA 92620

WARRANTY DEED

For good consideration, I (we) **GAYA GANROZ AVIV**, A Single PERSON, whose mailing address is 237 THE HEIGHTS DRIVE, CALERA, AL 35040, hereby bargain, deed and convey to **ARUN RAMADOSS, A SINGLE PERSON, AND YAMINI KRISHNASWAMY, A SINGLE PERSON** whose mailing address is 218 BANCROFT, IRVINE, CA 92620, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

Lot 35, according to the Final Plat of Town Side Square Sector One, as recorded in Map Book 38, page 120, in the Probate Office of Shelby County, Alabama.

APN: 22 9 31 4 003 009.000

Property Address: 237 THE HEIGHTS DRIVE, CALERA, AL 35040

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

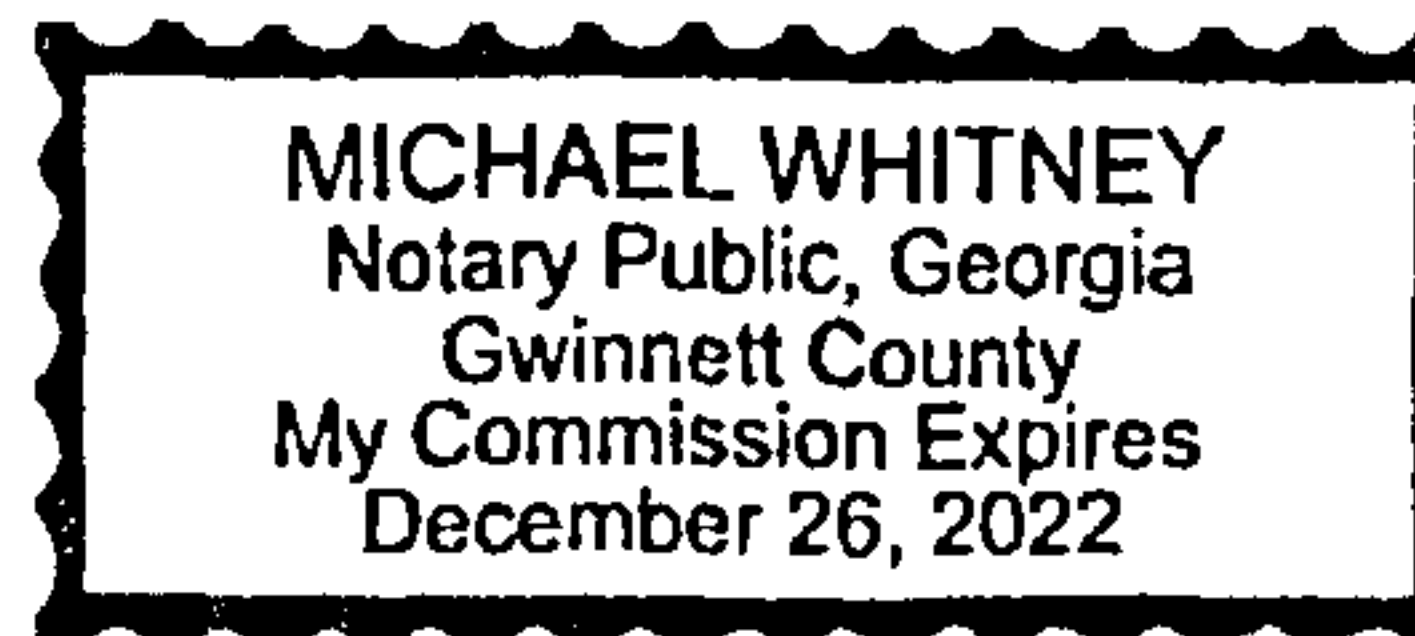
WITNESS the hands and seal of said Grantor(s) this 23 day of October, 2019.

Andy DW as Attorney in Fact under a power of Attorney for
CASSIDY DIERDORF AS ATTORNEY IN FACT UNDER A POWER OF ATTORNEY FOR Gaya Gonroz
GAYA GONROZ AVIV AVIV

STATE OF ^{Georgia} ~~ALABAMA~~ } SS.
COUNTY OF Gwinnett

I, Michael Whitney, a Notary Public, hereby certify that CASSIDY DIERDORF AS ATTORNEY IN FACT UNDER A POWER OF ATTORNEY FOR GAYA GONROZ AVIV, 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, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this October 23 day of 2019.

Michael Whitney
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Gaya Gonzal Aniv
Mailing Address _____

Grantee's Name _____
Mailing Address _____

Property Address 237 The Heights Dr.
Calera, AL 35040

Date of Sale 10/23/19
Total Purchase Price \$ 129,000
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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 10/23/19

Print Gaya Gonzal Aniv by Cassidy Dierdorf

Unattested _____
(verified by)

Sign Gaya Gonzal Aniv by Cassidy Dierdorf
(Grantor/Grantee/Owner/Agent) circle one

Attorney in Fact RT-1

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 Address _____

Grantee's Name ARUN RAMADOSS
Mailing Address 218 BANCROFT
IRVINE CA 92620

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
01/08/2020 07:54:54 AM
\$63.00 CHERRY
20200108000010560

Ann S. Byrd

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
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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Date 10/23/2019

Print ARUN RAMADOSS

Sign *[Signature]*

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one