

WARRANTY DEED with 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

Know all men by these presents:

That in consideration of One Hundred Sixty Two Thousand and No/100 Dollars (\$162,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Arijit De, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Arijit De and Neha Avinash Sinha.

As joint tenants, with right of survivorship (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18A, according to the Resurvey of Lots 17 and 18, Hickory Point, as recorded in Map Book 24, Page 111, in the Probate Office of Shelby County, Alabama

This is not the homestead of the above Grantor nor his spouse

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~~^{13th} have hereunto set my/our hand(s) and seal(s), this day of December 2019

Arijit De
Arijit De

STATE OF California
COUNTY San Francisco

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Arijit De 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 executed the same voluntarily on the day the same bears date, 13th
Given under my hand and official seal this 13th day of December, 20 19.

California Compliant

Notary Certificate
Attached

NOTARY PUBLIC

MY COMMISSION EXPIRES:

12/19/2020

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

California General All-Purpose ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA}

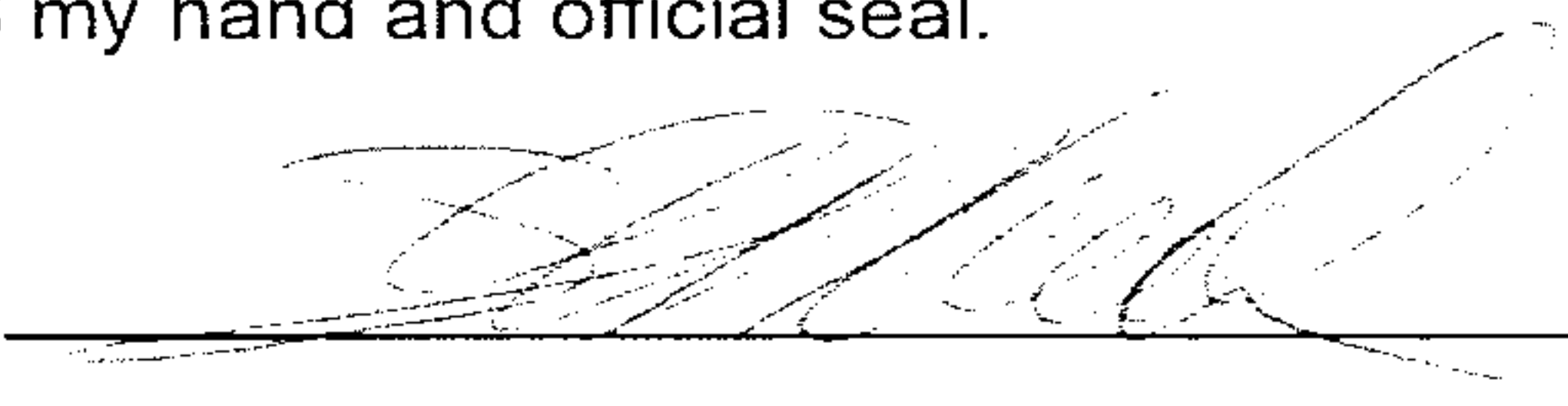
COUNTY OF Santa Clara }

On December 13, 2019 before me, **Sheila Meinecke**, Notary Public,
Personally appeared Amit De

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

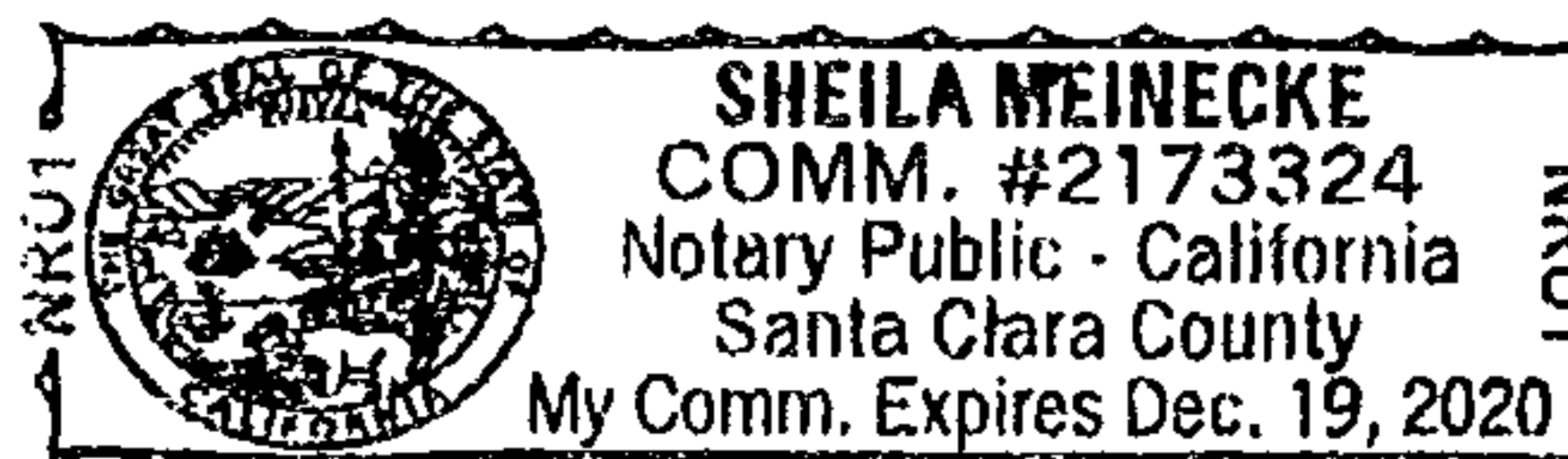
WITNESS my hand and official seal.

Signature  (NOTARY SEAL)

Sheila Meinecke

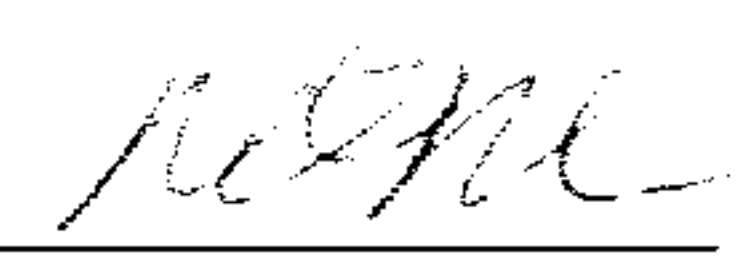
My Commission expires December 19, 2020

Commission #2173324



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Warranty DeedNumber of Pages 2Date of Document 12/13/2019Signer(s) Other Than Named Above 

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

Arigit De and Neha Avinash Sinha

410 Auburn Way #7

San Jose Ca 95129

December 13, 2019

Total Purchase Price

\$

Or

Actual Value

\$

Or

Assessor's Market Value

\$162,000.0081,800.00

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other to
☒ 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.

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: December 13, 2019

Unattested

(verified by)

Print: Jeremy L Parker

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2020 01:31:17 PM
\$113.00 CHERRY
20200113000017180

Allen S. Bayl