20200116000021880 01/16/2020 09:48:52 AM DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA County of Jefferson 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 Seventeen Thousand Dollar and no/100 Dollars (\$117,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Marjorie S Graham, a Sinja 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 ShelbyCounty, Alabama to-wit:

Lot 1, according to the Survey of Timberlake Townhomes, as recorded in Map Book 21, page 31, 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.

\$87,750.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 WHEREOF, I/WE have hereunto December 2019	set MY/OUR hand(s) and seal(s), this 26th day of
	Mary 5 6/24/190 by Mary 1
	Marjorie S Graham by William D Phillips her Attorney in Fact
	<u></u>
STATE OF MACCOUNTY MACCOUNTY	
COUNTY // // // // // // // // // // // // //	
General Acknowle	dgment
	or said County, in said State, hereby certify that <u>William D</u>
	nam, whose name(s) is/are signed to the foregoing conveyance, and
	hat, being informed of the contents of the Conveyance that
william D Phillips in his/her capacity as Attorney scope and power of said Power of Attorney for Ma	in Fact did executed the same voluntarily and acting within the
Given under my hand and official seal this 26th	
	NOTARY PUBLIC
	MY COMMISSION EXPIRES: 1/21/2
Prepared by: Parker Law Firm, LLC Jeremy Lee Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216	ARY PUBLISHING
	JAKE J. \☆

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Real Estate Sales Validation Form

Grantor's Name Mailing Address	Marjorie S Graham	Grantee's Name	Arijit D e and Neha Avinash Sinha
	100 Timberleaf Cir		410 Auburn Way #7
	Alabaster AL 35007		San Jose CA 95129
Property Address	100 Timberleaf Circle	Date of Sale	December 26, 2019
	Alabaster AL 35007	Total Purchase Price	\$117,000.00
		Or Actual Value Or	
		Assessor's Market Value	\$
x_ Closi If the conv	s Contract ng Statement veyance document presented for recordati t required.	Other to ontains all of the required informati	on referenced above, the filing of this
Grantor's mailing ad	name and mailing address - provide the ridress.	Instructions name of the person or persons conveying	interest to property and their current
Grantee's	name and mailing address - provide the r	name of the person or persons to whom i	nterest to property is being conveyed.
Property a	ddress - the physical address of the prope	erty being conveyed, if available.	
Date of Sa	ale - the date on which interest to the prop	perty was conveyed.	
•	hase price - the total amount paid for the toffered for record.	purchase of the property, both real and	personal, being conveyed by the
Actual val instrument market val	lue - if the property is not being sold, the toffered for record. This may be evidence lue.	true value of the property, both real and ed by an appraisal conducted by a licens	personal, being conveyed by the sed appraiser or the assessor's current
valuation,	f is provided and the value must be determined by the local will be used and the taxpayer will be penaled.	al official charged with the responsibility	of valuing property for property tax
understand	the best of my knowledge and belief that d that any false statements claimed on thi 1975 § 40-22-1 (h).		
Date:	December _26 2019 inattested (verified by	Sign:	am D Phillips antee/Oymer/Agent (circle one) Form RT-1
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/16/2020 09:48:52 AM S57.50 CHERRY		

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