

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 ~~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 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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 26th day of December 2019

MARJORIE S. GRAHAM by William D Phillips
Marjorie S Graham by William D Phillips her Attorney
in Fact HER ATTORNEY IN FACT

STATE OF Wisconsin
COUNTY Waukesha

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William D Phillips as Attorney in Fact for Marjorie S Graham, 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 William D Phillips 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 Marjorie S Graham on the day the same bears date .
Given under my hand and official seal this 26th day of December, 2019.
27th SK

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/20

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



