

20200709000285840
07/09/2020 03:24:42 PM
DEEDS 1/3

Return to: **WHEN RECORDED RETURN TO:
THE HORNES LAW FIRM, LLC.
7801A AMLEY PARK CT #402
ORLANDO, FL 32835**

Order Number:
20-1475

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
420 Polo Trace
Chelsea, AL 35043

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) and other valuable consideration, to the undersigned Grantor, **BRIDGETOPIA, LLC**, a Delaware limited liability company, whose address is 2084 Valleydale Rd Birmingham, AL 35244, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **SANKAR SRIDARAN**, whose address is 420 Polo Trace, Chelsea, AL 35043, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

*
MARRIED
MAN

Lots 382, according to the Survey of The Village at Polo Crossing Sector I, as recorded in Map Book 39, Page 42 A-C, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20200415000146200.

Parcel ID Number: 09 7 26 1 003 009.000

Commonly Known As: 420 Polo Trace, Chelsea, AL 35043

Fair Market Value: \$ 162,200

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will

and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Pioneer Title and Escrow Services.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 30th day of June, 2020.

GRANTOR:

BRIDGETOPIA, LLC

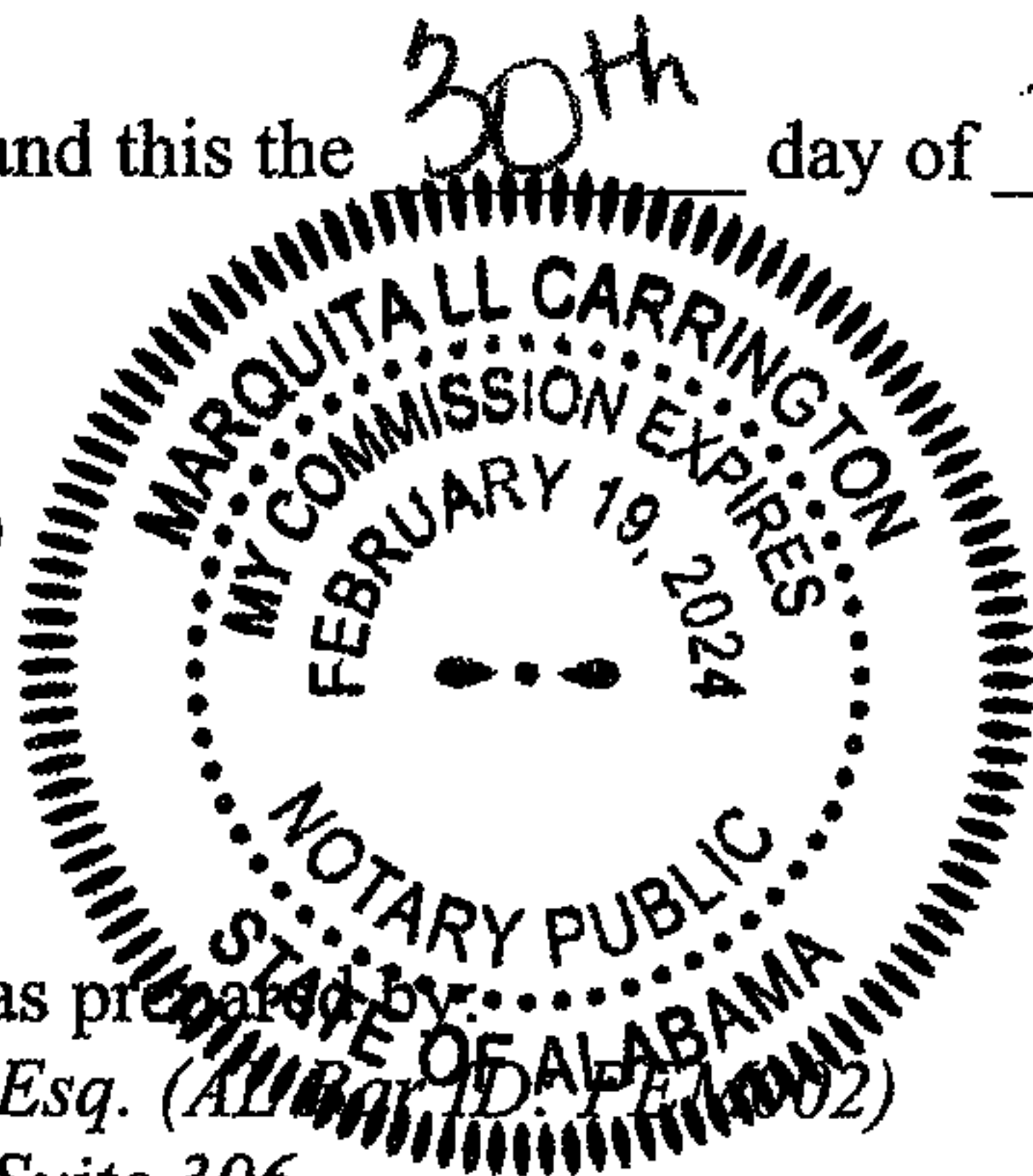
Misty M. Glass
By: MISTY M. GLASS
Its: Manager

STATE OF Alabama)
COUNTY OF Jefferson)

I, Marquita L. Carrington a Notary Public for the State of Alabama, do hereby certify that MISTY M. GLASS, as Manager of BRIDGETOPIA, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of June, 2020.

(NOTARY SEAL)



Marquita L. Carrington
Notary Public
My commission expires: 2/19/24

This instrument was prepared by
Bill W. Pemerton, Esq. (ALBAR ID: PE10002)
735 Broad Street, Suite 306
Chattanooga, TN 37402

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

Grantor's Name Bridgetopia, LLC
 Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name Sankar Sridaran
 Mailing Address 4110 Via Candidiz 99
San Diego, CA 92130

Property Address 420 Polo Trace
Chelsea, AL 35043

Date of Sale 06/30/2020
 Total Purchase Price \$ ~~164,750~~ 115,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2020 03:24:42 PM
 \$69.50 CHARITY
 20200709000285840

Alicia S. Boyd

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)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other _____

☐ 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 06/30/20

Print Kristynn Lee

Sign Kristynn Lee

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Form RT-1