

Prepared By:

Scott Smith

2400 E Cesar Chavez Street #208

Austin, Texas 78702

Grantee's Address:

7418 Wyndham Parkway Trust

2400 E Cesar Chavez Street #208

Austin, Texas 78702

APN: 13-5-21-4-007-022.000

Transfer Tax Due: \$112.90

WARRANTY DEED

THAT I, Kiran Yedavalli ("Grantor"), a married man, whose address is 7418 Wyndham Parkway, Helena, AL 35080, for and in consideration of the sum of ZERO AND NO/100 (\$0.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Scott Royal Smith, Trustee of the 7418 Wyndham Parkway Trust ("Grantee"), a common law Trust located at 2400 E Cesar Chavez Street #208, Austin, Texas 78702, all of the following described real property, situated in the City of Helena, County of Shelby, State of Alabama, to wit:

LOT 221, ACCORDING TO THE SURVEY OF WYNDHAM, WILKERSON SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

**Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.**

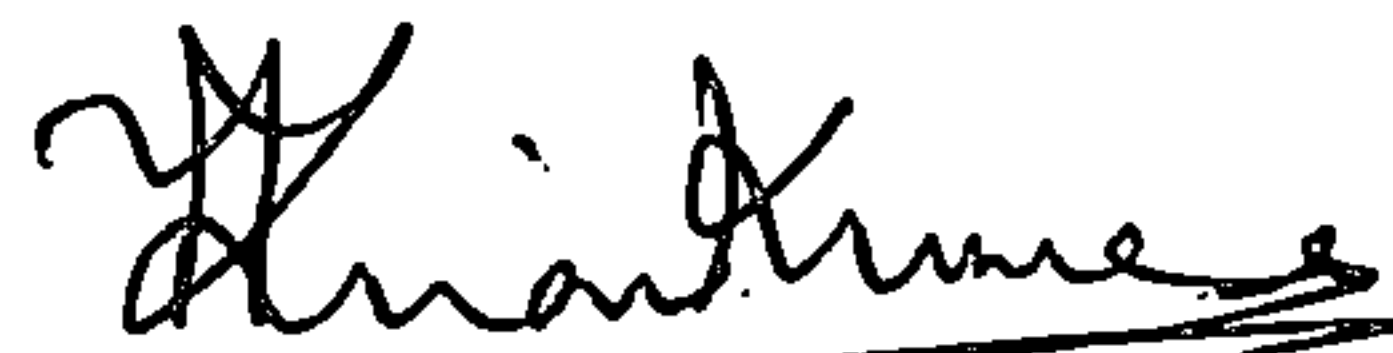
**SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to

said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

WITNESS the hand of said Grantor this 2 day of NOVEMBER, 2020.



Kiran Yedavalli

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.

THE STATE OF CALIFORNIA )

COUNTY OF SANTA CLARA )

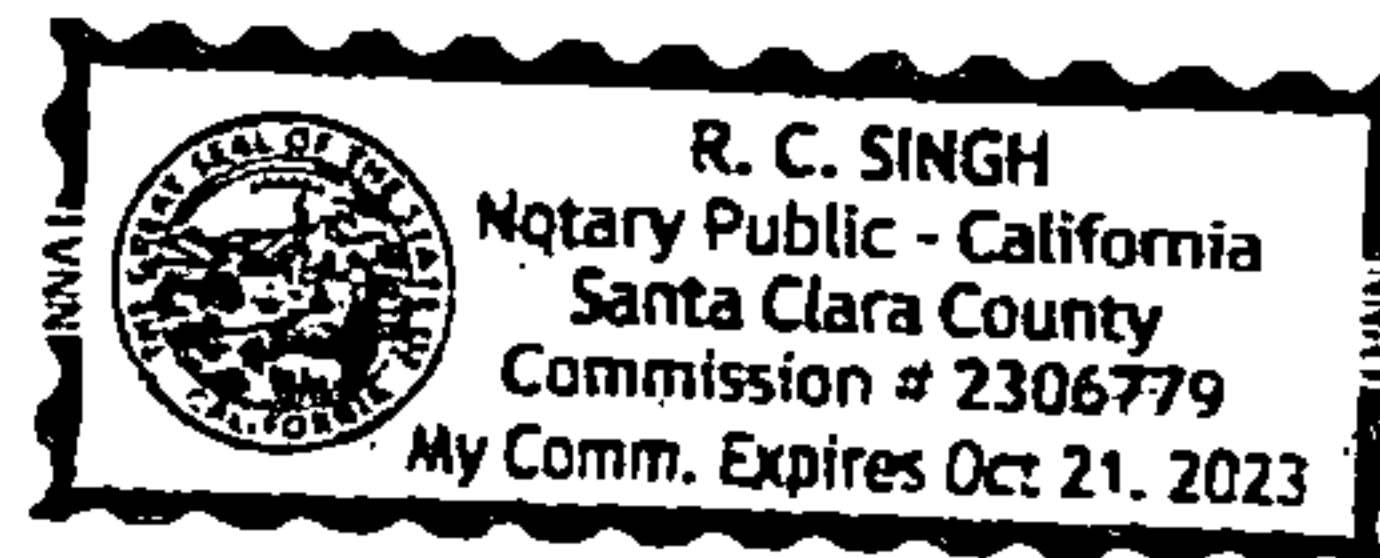



20201120000533240 2/3 \$141.00  
Shelby Cnty Judge of Probate, AL  
11/20/2020 01:46:35 PM FILED/CERT

On 11/02/2020, before me, R. C. SINGH, the Notary Public, personally appeared Kiran Yedavalli, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.



 (Seal)  
Signature of Notary Public

R-C-SINGH  
Printed Name

Oct 21 2023  
My Commission Expires



# Real Estate Sales Validation Form

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

Grantor's Name Kiran Yedavalli  
Mailing Address 7418 Wyndham Parkway, Helena, Alabama 35080

Grantee's Name Scott Royal Smith, Trustee of the 7418 Wyndham Parkway Trust  
Mailing Address 2400 E Cesar Chavez #208  
Austin, TX 78702

Property Address 7418 Wyndham Parkway Helena, Alabama 35080

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 0.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 112,900.00

Shelby County, AL 11/20/2020  
State of Alabama  
Deed Tax: \$113.00

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 Assessor's Website

20201120000533240 3/3 \$141.00  
Shelby Cnty Judge of Probate, AL  
11/20/2020 01:46:35 PM FILED/CERT

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).

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.

Date \_\_\_\_\_

State of California, County of Santa Clara. Subscribed and sworn to (or affirmed) before me on this 02 day of Nov 2020 by KIRAN YEDAVALLI proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)



R. C. SINGH  
Notary Public - California  
Santa Clara County  
Commission # 2306779  
My Comm. Expires Oct 21, 2023

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1