

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged We, **The 310 Mills Way Trust, a revocable Trust dated 02/11/2019**, (herein referred to as grantor), grant, bargain, sell and convey unto **Kiran K. Yedavalli and Divya Gundamaraju**, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 106, according to the Survey of Builders Group Addition to Glen at Stonehaven, Phase One, as recorded in Map Book 27, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above-described property is 310 Mills Way, Pelham, AL 35124.

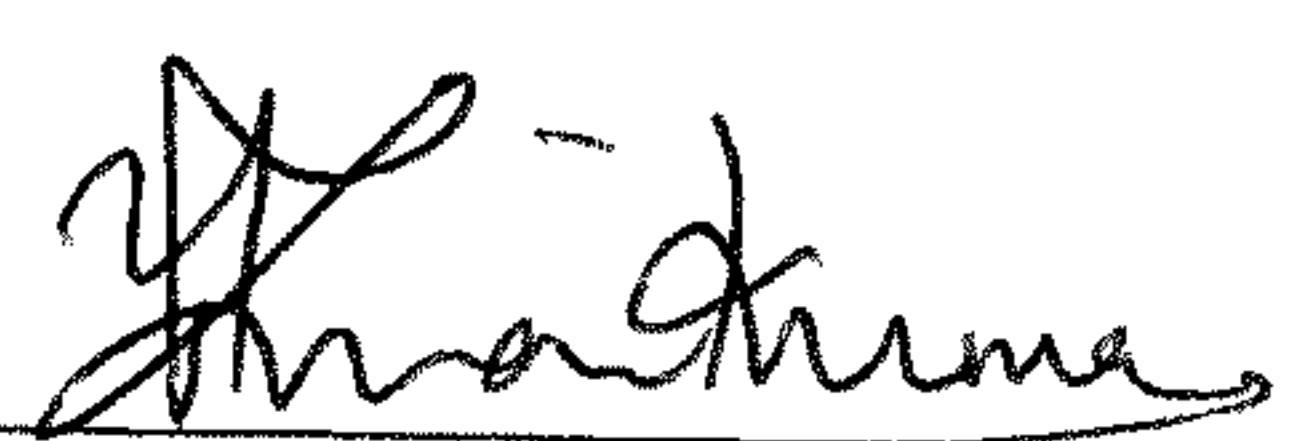
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

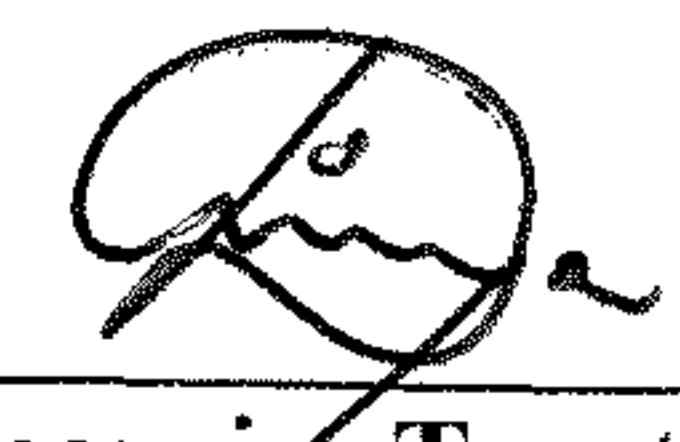
And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 9th
day of March, 2021.

**The 310 Mills Way Trust, a revocable trust dated
02/11/2019**



Kiran Kumar Yedavalli, Trustee . .



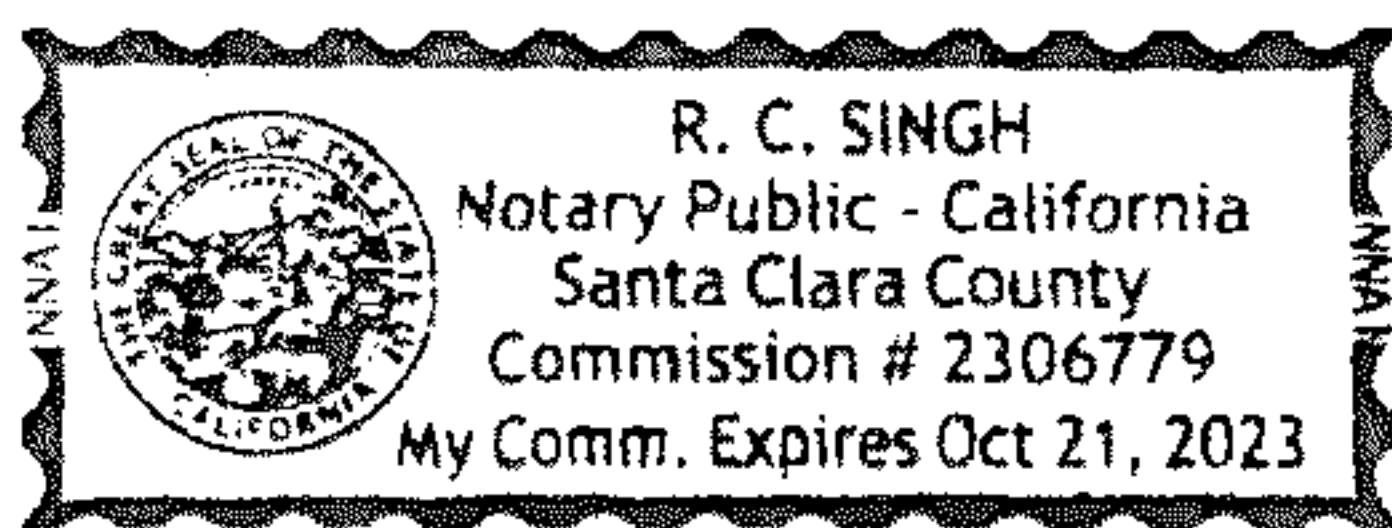
Divya Gundamaraju, Trustee

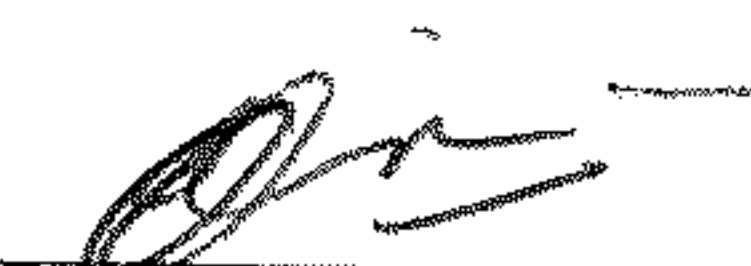
STATE OF CALIFORNIA)

COUNTY OF SANTA CLARA)

I, the undersigned authority, a Notary Public in and for said County and State hereby
certify that **Kiran Kumar Yedavalli and Divya Gundamaraju, Trustees**, 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 the conveyance, they, as such officer and with full authority,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 09 day of March, 2021.





NOTARY PUBLIC

My Commission Expires: OCT 21, 2023

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Hoover, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244

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 } ss. On 03/09/2021 before me R.C. Singh,
Notary Public, personally appeared KIRAN KUMAR YEDAVALLI, DIVYA GUNDAMARAJU
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.



Real Estate Sales Validation Form

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

Grantor's Name The 310 Mills Way Trust, a
 Mailing Address revocable Trust dated 2/11/2019
 4162 Pinot Gris Way
 San Jose, CA 95135

Grantee's Name Kiran K Yedavalli & Divya Gundamaraju
 Mailing Address 4162 Pinot Gris Way
 San Jose, CA 95135

Property Address 310 Mills Way
 Pelham, AL 35124

Date of Sale 03/16/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 150,400.00

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☐ Appraisal☐ Sales Contract☒ Other Moving it out of a trust☐ 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 _____

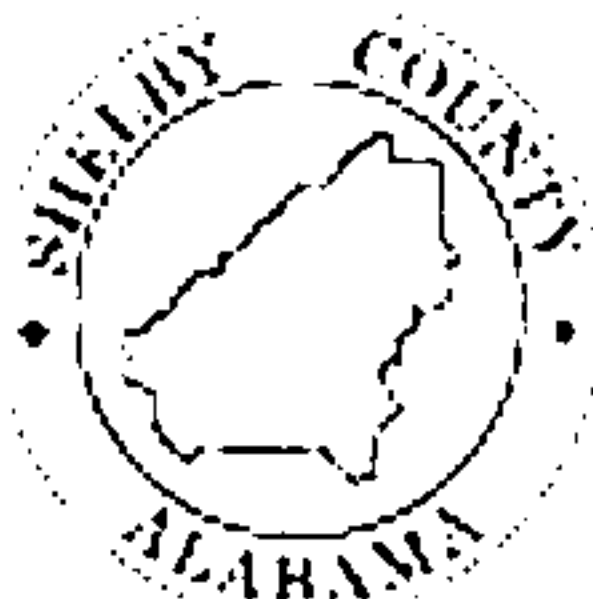
Print Leanne G Ward

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/16/2021 12:12:50 PM
 \$179.50 MIST
 20210316000131000

Alli S. Burt

Form RT-1