

20210406000171910
04/06/2021 01:46:29 PM
QCDEED 1/4

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 19th day of February, 2021.

WITNESSES:

Witness

K. Nageswara Rao
NAGESWARA R. KURRA

Print Name

Witness

Eun Jeong Kim Kurra
EUN JEONG KIM KURRA formerly known as
EUN JEONG KIM

Witness

STATE OF ALABAMA }

COUNTY OF ST. CLAIR }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NAGESWARA R. KURRA and EUN JEONG KIM KURRA formerly known as EUN JEONG KIM, 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 executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 19 day of February, 2021.

Kenneth E. Dunner
NOTARY PUBLIC
My Commission Expires: 7/12/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

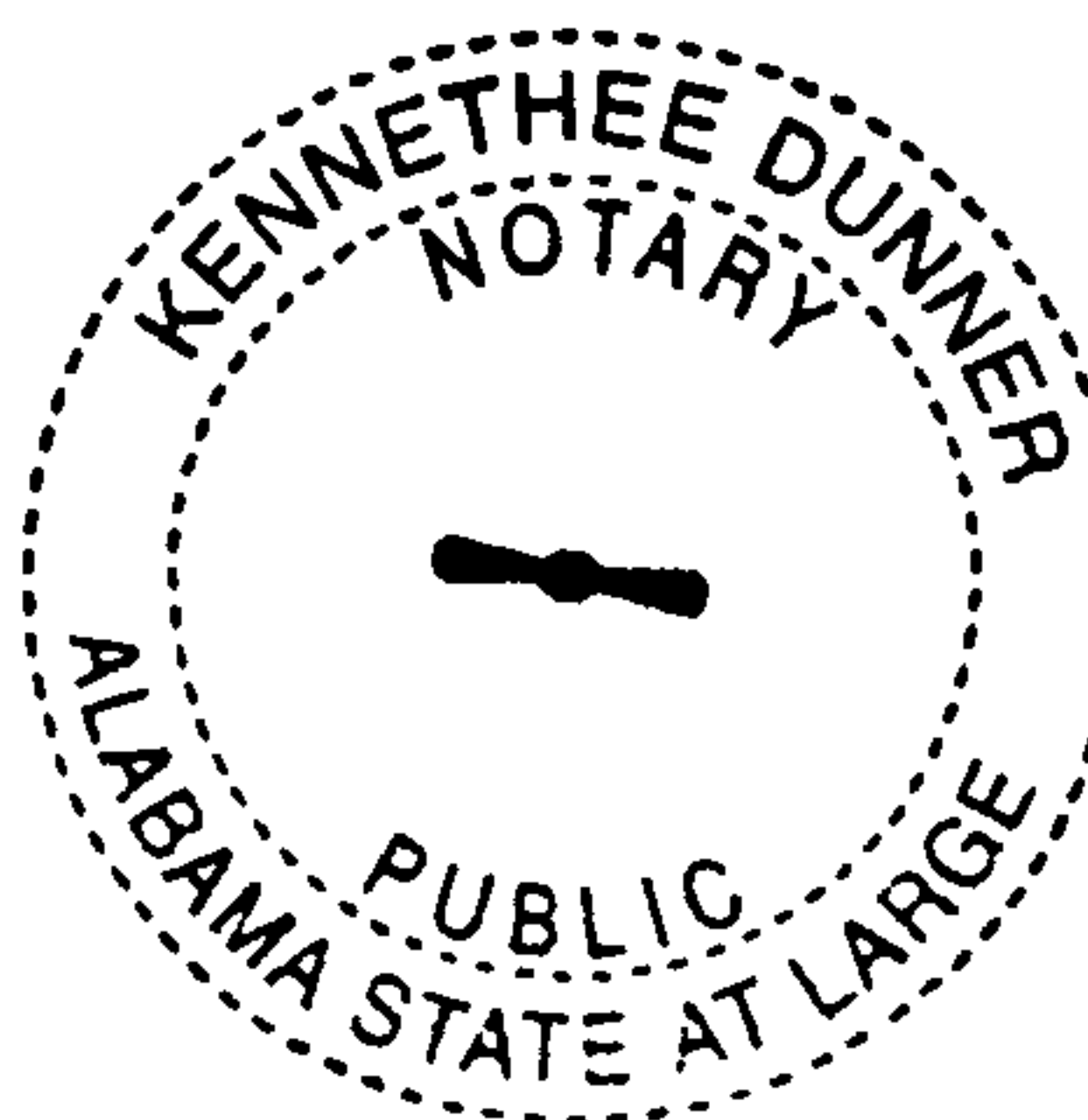


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 54 ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE 3RD SECTOR AS
RECORDED IN MAP BOOK 27, PAGE 91, SHELBY COUNTY, ALABAMA RECORDS.

Parcel ID: 11-7-35-0-008-031.000

Commonly known as 213 Beaver Crest, Pelham, AL 35124

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

Grantor's Name Nageswara R Kurra
 Mailing Address 213 Beaver Crest
Pelham, AL 35124

Grantee's Name Nageswara R Kurra
 Mailing Address 213 Beaver Crest,
Pelham, AL 35124

Property Address 213 Beaver Crest,
Pelham, AL 35124

Date of Sale 2/19/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 214200.00 / \$ 107,100.00 (1/2 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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____

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 3/25/21

Print Carrie White

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
 04/06/2021 01:46:29 PM
 S139.50 CHERRY
 20210406000171910

Print Form

Form RT-1

Carrie S. Byrd