20210419000193500 04/19/2021 11:02:06 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Dipin Sharma & Shalini Sharma 2025 Nunnally Pass Hoover, AL 35244

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, THOMAS DESMOND FITZGERALD and VICTORIA TERESA FITZGERALD, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, DIPIN SHARMA and SHALINI SHARMA (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 31, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$450,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 15th day

of April, 2021.	
THOMAS DESMOND FITZGERALD	
Victoria Theresia Fitzgerald	
By Thomas Desided Ettagerald as	atterne in I
VICTORIA TERESA FITZGERALD,	
By THOMAS DESMOND FITZGERALD,	
As Attorney in Fact	

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **THOMAS DESMOND FITZGERALD**, individually and as Attorney in Fact for **VICTORIA TERESA FITZGERALD**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, individually and as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2021.

NOTARY PUBLIC

My commission expires:

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Real Estate Sales Validation Form

	This Document must be filed in acc	ordance with Code of Alabama	1975, Section 40-22-1	
Grantor's Name	THOMAS DESMOND FITZGERA and VICTORIA TERESA FITZGERALD		meDIPIN SHARMA	
Mailing Address	2025 NUNNALLY PASS	Mailing Addre	Mailing Address2025 NUNNALLY PASS	
	HOOVER, AL 35244		HOOVER, AL 35244	
Property Address	2025 NUNNALLY PASS HOOVER, AL 35244	Date of S	Date of Sale April 15, 2021	
	TOUVER, ME JOZ44	 Total Purchase Pr	ice\$500,000.00	
		or Actual Value	\$	
		or Assessor's Market Va	lue <u>\$</u>	
	e or actual value claimed on this fo of documentary evidence is not red		ing documentary evidence: (check	
Bill of Sale Sales Contra Closing State		Appraisal Other		
Closing State				
If the conveyance of this form is not		n contains all of the required in	nformation referenced above, the filing	
		Instructions		
Grantor's name ar current mailing add		me of the person or persons c	onveying interest to property and their	
Grantee's name an conveyed.	nd mailing address - provide the na	me of the person or persons to	o whom interest to property is being	
_	the physical address of the proper erty was conveyed.	ty being conveyed, if available	. Date of Sale - the date on which	
Total purchase priethe instrument offer	- · · · · · · · · · · · · · · · · · · ·	urchase of the property, both re	eal and personal, being conveyed by	
	for record. This may be evidenced	T 7 T	al and personal, being conveyed by the a licensed appraiser or the assessor's	
valuation, of the pr		official charged with the respon	ir market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1(h).	
further understand	of my knowledge and belief that the that any false statements claimed 1975 § 40-22-1 (h).		document is true and accurate. I imposition of the penalty indicated in	
Date April 15, 20	121	Print Maleolm S Mc		

April 15, 2021

Unattested

(verified by)

Filed and Recorded

Print Malcolm S. McLeod

(Grantor/Grantee/Owner/Agent) circle one

File 210378

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 11:02:06 AM
S78.00 CHERRY

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Form RT-1 Alabama 08/2012 LSS

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