

## WARRANTY DEED with survivorship

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Arijit De and Neha  
Avinash Sinha  
410 Auburn Way #7  
San Jose CA 95129

Know all men by these presents:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Arijit De**, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **Arijit De and Neha Avinash Sinha** herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

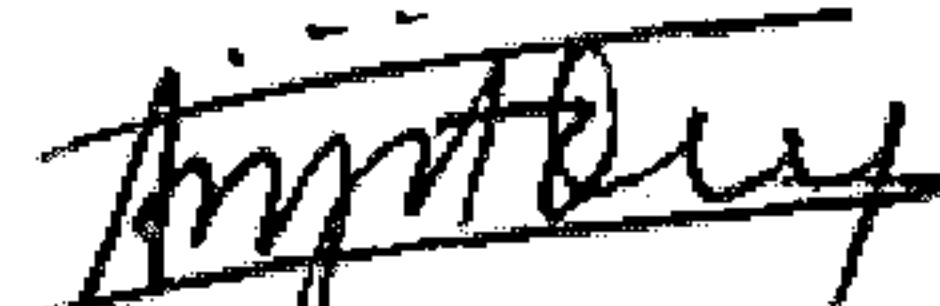
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 30 day of March 2021

  
\_\_\_\_\_  
Arijit De

STATE OF Alabama  
COUNTY Jefferson

**General Acknowledgment**

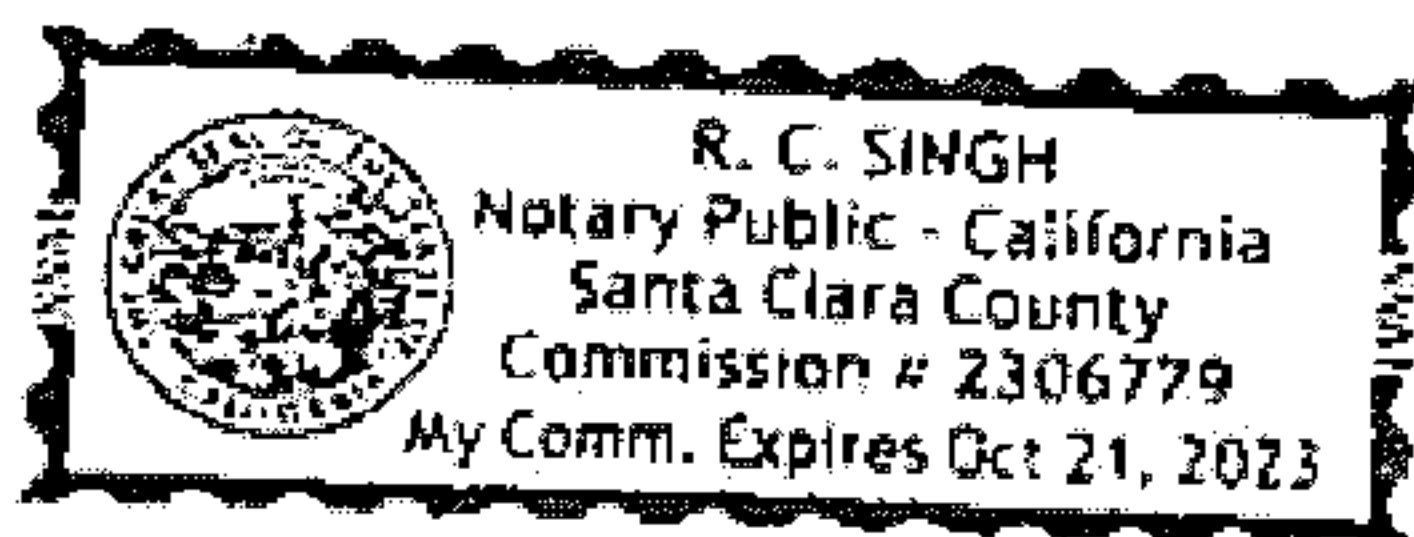
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Arijit De whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March 2021

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



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 03/30/2021 before me R.C. Singh, Notary Public, personally appeared ARIJIT DE 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*

<b>Grantor's Name</b>	<u>Arijit De</u>	<b>Grantee's Name</b>	<u>Arijit De and Neha Avinash Sinha</u>
<b>Mailing Address</b>	<u>410 Auburn Way #7</u> <u>San Jose CA 95129</u>		<u>410 Auburn Way #7</u> <u>San Jose Ca 95129</u>
<b>Property Address</b>	<u>163 Hidden Creek</u> <u>Pelham, Al 35124</u>	<b>Date of Sale</b>	<u>March 30 2021</u>
		<b>Total Purchase Price</b>	<u>\$</u>
		<b>Or</b>	
		<b>Actual Value</b>	<u>\$</u>
		<b>Or</b>	
		<b>Assessor's Market Value</b>	<u>\$152,000.00/76,000.00</u>

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 to 1/2 interest. Already own  
☒ 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: March 30 2021

(verified by)

Print: Arijit De

Sign: [Signature]

Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/12/2021 08:19:39 AM  
 \$104.00 CHERRY  
 20210512000234730

Alex S. Bayl