

20211223000606460
12/23/2021 11:56:23 AM
DEEDS 1/4

Commitment Number: 210534230
Seller's Loan Number: 3239428

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-8-33-0-002-117.000,22-8-33-0-002-117.000

SPECIAL/LIMITED WARRANTY DEED

BISWAJIT DATTA, a married man, whose mailing address is **45126 COUGAR CIR, FREMONT, CA 94539**, hereinafter grantor, for \$189,000.00 (One Hundred EightyNine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **UPLIFT SFR HOLDINGS I LLC**, hereinafter grantee, whose tax mailing address is **6301 GASTON AVE, STE. 1222, DALLAS, TX 75214**, the following real property:

All that certain parcel of land situate in the County of SHELBY and State of ALABAMA being known and designated as follows: LOT 112, ACCORDING TO THE SURVEY OF SUMMERCHASE PHASE 4, AS RECORDED IN MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. Tax ID: 22-8-33-0-002-117.000

Property Address is: 116 Spring St, Calera, AL 35040

Prior instrument reference: **20190827000315590**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on December, 16, 2021:

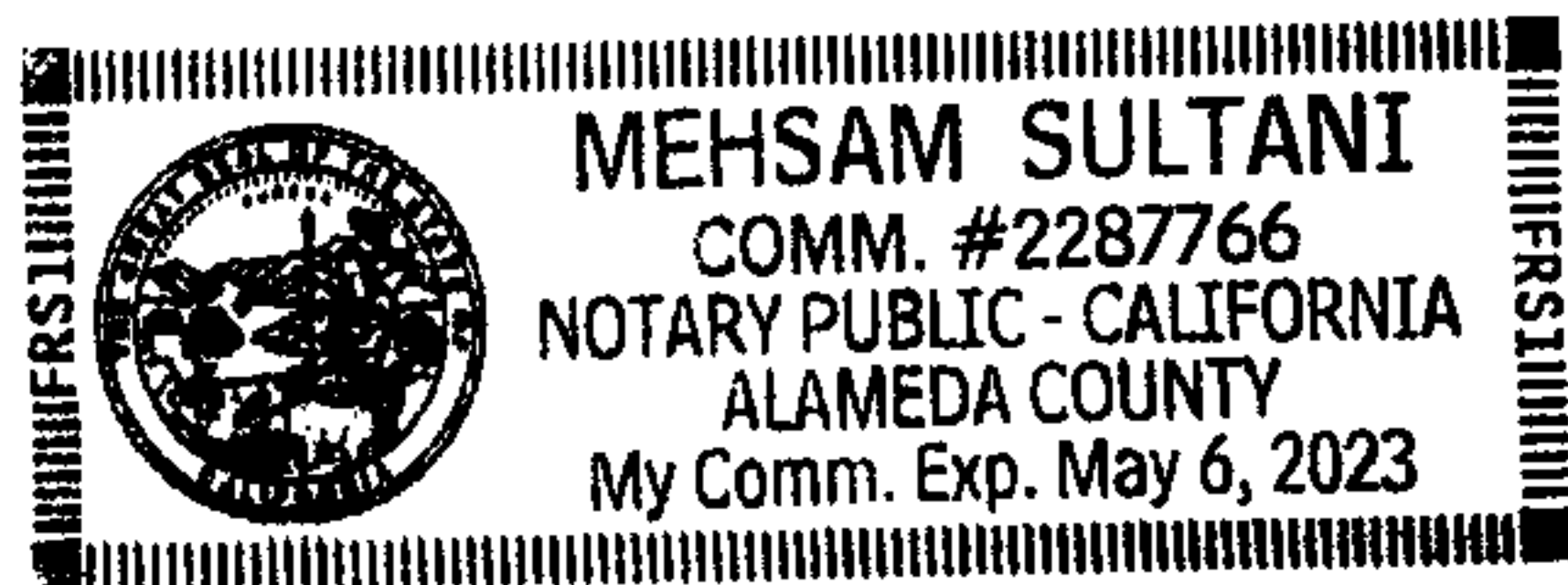
Biswajit Datta
BISWAJIT DATTA

STATE OF California
COUNTY OF Alameda

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **BISWAJIT DATTA** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily.

Given under my hand an official seal this 16 day of December, 20 21

[Signature]
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name BISWAJIT DATTA
Mailing Address 45126 COUGAR CIR, FREMONT, CA 94539

Grantee's Name UPLIFT SFR HOLDINGS I LLC
Mailing Address 6301 GASTON AVE, STE. 1222, DALLAS, TX 75214

Property Address 116 Spring St, Calera, AL 35040

Date of Sale 12/16/2021
Total Purchase Price 189,000.00
or
Actual Value \$
or
Assessor's Market 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.

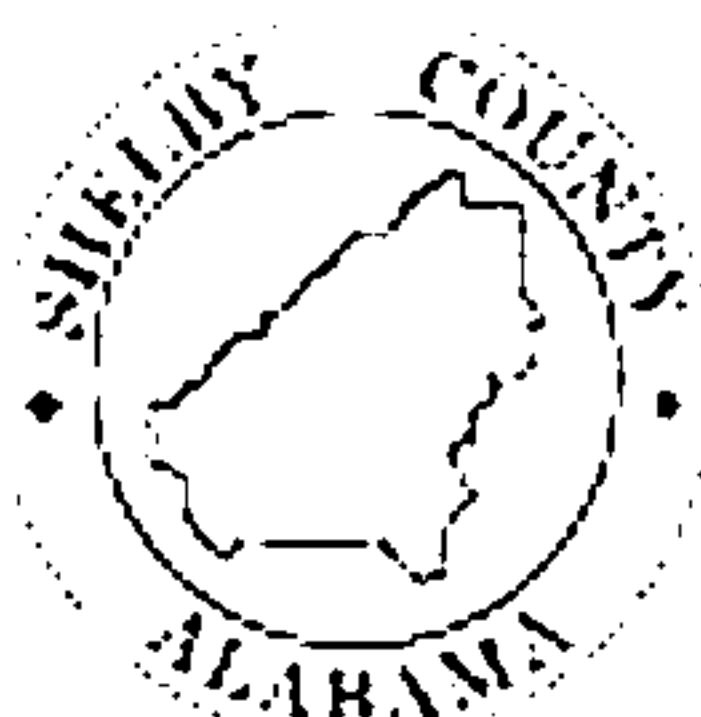
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 12/16/2021 1 (BD)
Unattested Michael Webb (verified by)
Print BISWAJIT DATTA
Sign Biswajit Datta (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
12/23/2021 11:56:23 AM
\$220.00 JOANN
20211223000606460

Alvin S. Boyd