

This instrument was prepared by
Michael J. Cartee
Cartee and Lloyd, Attorneys at Law
2210 8th Street Suite B
Tuscaloosa, AL 35401


20220413000152080 1/4 \$174.50
Shelby Cnty Judge of Probate, AL
04/13/2022 10:41:42 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, **Shilpa Toraskar**, a married woman, do hereby remise, release, quit claim, grant, sell, and convey to **Arun Ubale and Shilpa Toraskar as Trustees of The Star Family Revocable Trust Investment, dated 1/02/2010** (hereinafter called GRANTEE) all his, her or their title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 145, according to the Survey of Polo Crossing, Sector 1, as recorded in Map Book 39, at Page 41 in the Probate Office of Shelby County, Alabama.

This conveyance is hereby subject to that certain Mortgage from Shilpa Toraskar to Magnolia Bank, in the principal sum of \$125,001.00, dated March 1, 2022, filed for record in the Office of the Probate Judge of Shelby County, Alabama, at Instrument Number 20220304000092770

The real property described herein does not constitute the homestead of the undersigned Grantor or of her spouse.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

Shelby County, AL 04/13/2022
State of Alabama
Deed Tax: \$142.50



20220413000152080 2/4 \$174.50
Shelby Cnty Judge of Probate, AL
04/13/2022 10:41:42 AM FILED/CERT

TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.

Given under my hand and seal this the 31 day of March, 2022.

Shilpa Toraskar

Shilpa Toraskar

STATE OF California

COUNTY OF Santa Clara

SEE
ATTACHED

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Shilpa Toraskar, whose name is signed to the foregoing conveyance and who is known to me acknowledged before me that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of March, 2022.

Deborah

NOTARY PUBLIC

My commission expires: October 07, 2022

(Affix Seal)

File #: 99670TI



20220413000152080 3/4 \$174.50
Shelby Cnty Judge of Probate, AL
04/13/2022 10:41:42 AM FILED/CERT

ACKNOWLEDGMENT

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

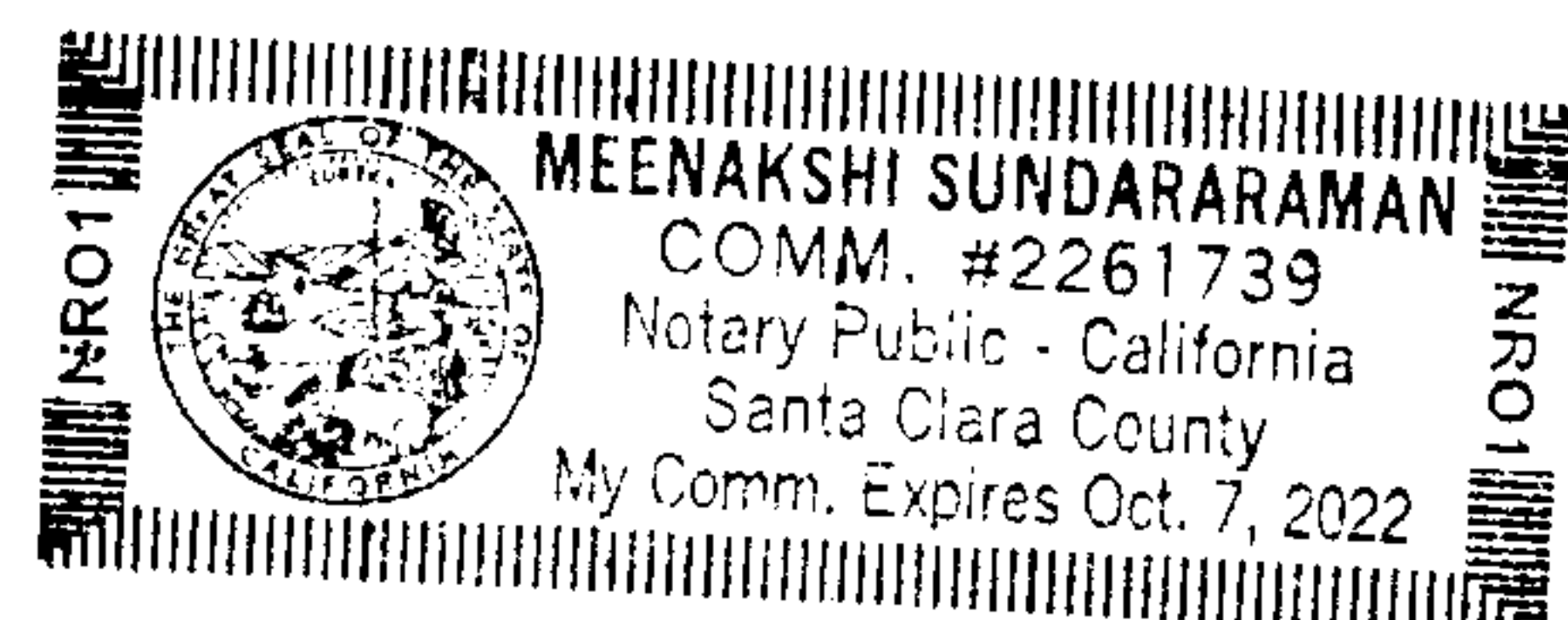
On March 31, 2022 before me, Meenakshi Sundararaman, Notary Public
(insert name and title of the officer)

personally appeared Shilpa Toraskar,
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.

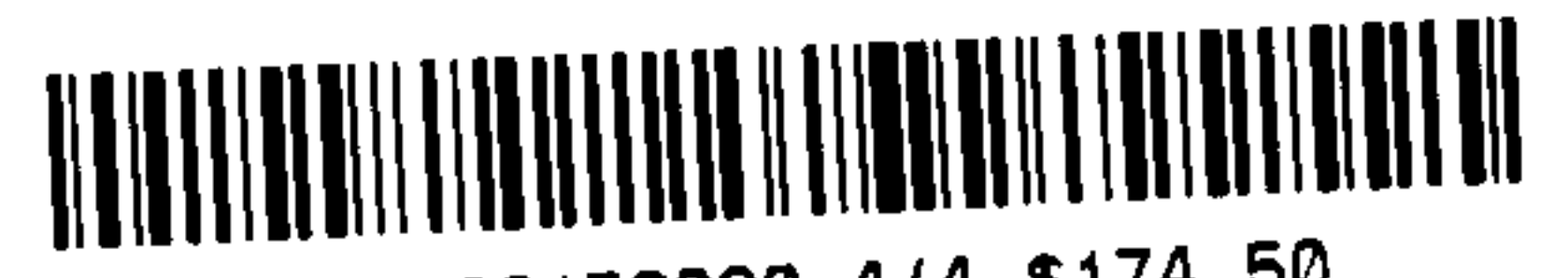
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



For the attached Q.C.D.



20220413000152080 4/4 \$174.50
Shelby Cnty Judge of Probate, AL
04/13/2022 10:41:42 AM FILED/CERT

The below information is solely to fulfill *Code of Alabama 1975, Section 40-22-1* and is not intended to convey any property address shown.

Grantee's Name	The Star Family Revocable Trust Investment dated 1/02/2010	Grantor's Name	Shilpa Toraskar
Mailing Address:	12546 Northhampton Ct Saratoga, CA 95070	Mailing Address:	12546 Northhampton Ct Saratoga, CA 95070
Property Address	315 Polo Ct Chelsea, AL	Date of Sale	<u>3.31.22</u>
		Total Purchase Price	\$142,500.00

The purchase price or actual value claimed herein can be verified in the purchase price less outstanding mortgage