

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 556435553-72689018 *K*

20220606000225010
06/06/2022 08:59:14 AM
QCDEED 1/4

MAIL TAX STATEMENTS TO:
Sharad Gupta and Akanksha Pralhad Gupta
1284 S. Prosperity Street
Mountain House, CA 95391

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 227352008001000

QUIT CLAIM DEED

THIS DEED made and entered into on this 23rd day of MAY, 2022, by and between **Sharad Gupta and Akanksha Gupta, as Joint Tenants with Right of Survivorship**, a mailing address of 1284 S. Prosperity Street, Mountain House, CA 95391, hereinafter referred to as Grantor(s) and **Sharad Gupta and Akanksha Pralhad Gupta, as Trustees of The Sharad Gupta and Akanksha Pralhad Gupta Living Trust, dated 08/06/2021**, and any amendments thereto, a mailing address of 1284 S. Prosperity Street, Mountain House, CA 95391, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 136 Waterford Lake Drive, Calera, AL 35040

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 20200220000067890, Recorded: 02/20/2020

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sharad

Sharad Gupta

Akanksha

Akanksha Gupta

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 San Joaquin

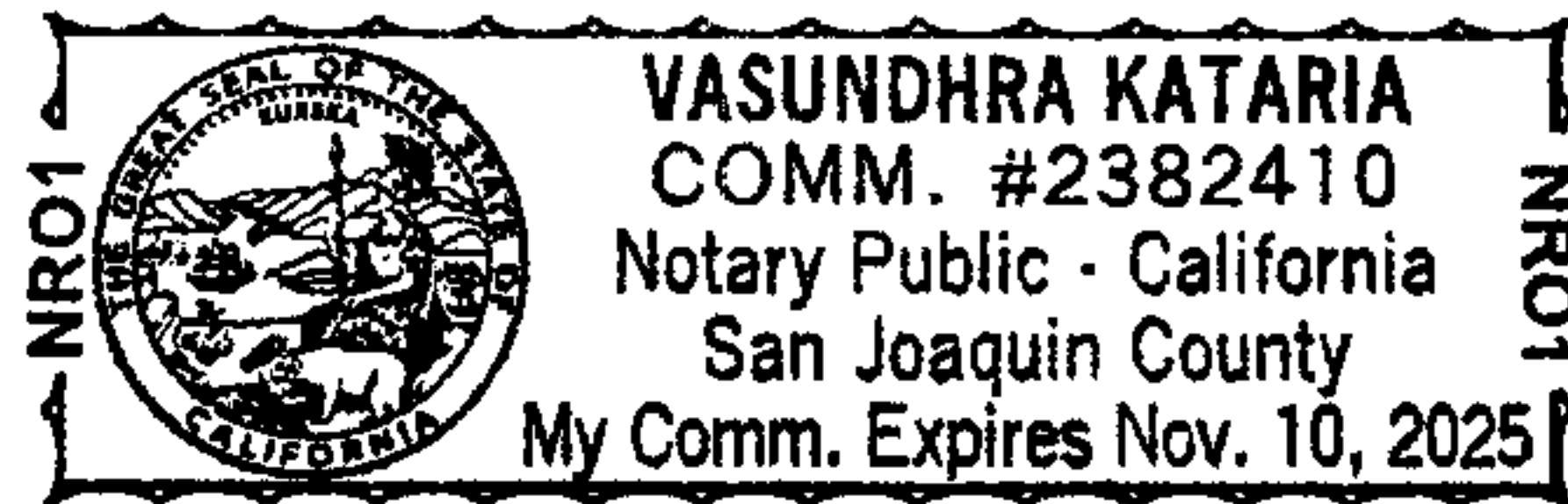
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sharad Gupta and Akanksha Gupta, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23rd day of May, 2022.

Vasundhara Kataria

NOTARY PUBLIC

My commission expires: Nov 10th, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

The following described real estate situated in Shelby County, Alabama to-wit:

Lot 828, according to the Survey of Waterford Townhomes, Sector 1, Phase 1,, as recorded in Map Book 31, Page 137, 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.

APN: 227352008001000

PROPERTY COMMONLY KNOWN AS: 136 Waterford Lake Drive, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Sharad and Akanksha Gupta
 Mailing Address 1284 S Prosperity St
Mountain House, CA 95391

Grantee's Name The Sharad Gupta and Akanksha Pralhad Gupta Living Trust
 Mailing Address 1284 S Prosperity St
Mountain House, CA 95391

Property Address 136 Waterford Lake Drive
Calera, AL 35040

Date of Sale 05/23/2022
 Total Purchase Price \$ 0.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/06/2022 08:59:14 AM
 \$154.50 JOANN
 20220606000225010

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 123,100 appraised value



Allen S. Bayl

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 Assessor's appraised value

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 4/2/22

Print Kristen Sandarelli, Legal Representative

Unattested _____
 (verified by)

Sign *Kristen Sandarelli*
 (Grantor/Grantee/Owner/Agent) circle one