

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 556435728-72689034 R

20220606000225330
06/06/2022 09:12:28 AM
DEEDS 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.: 351 11 0 004 016.000

QUIT CLAIM DEED

THIS DEED made and entered into on this 23rd day of MAY, 2022, by and between **Akanksha Gupta and Sharad 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: 123 Winner Circle, Calera, AL 35040

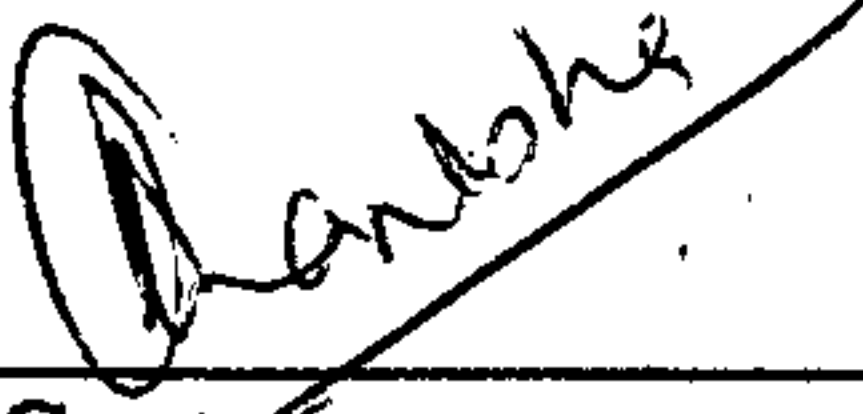
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Document Number: 20200306000089710, Recorded: 03/06/2020

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.



Akanksha Gupta



Sharad 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 Akanksha Gupta and Sharad 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.



NOTARY PUBLIC
My commission expires: Nov 10th, 2025

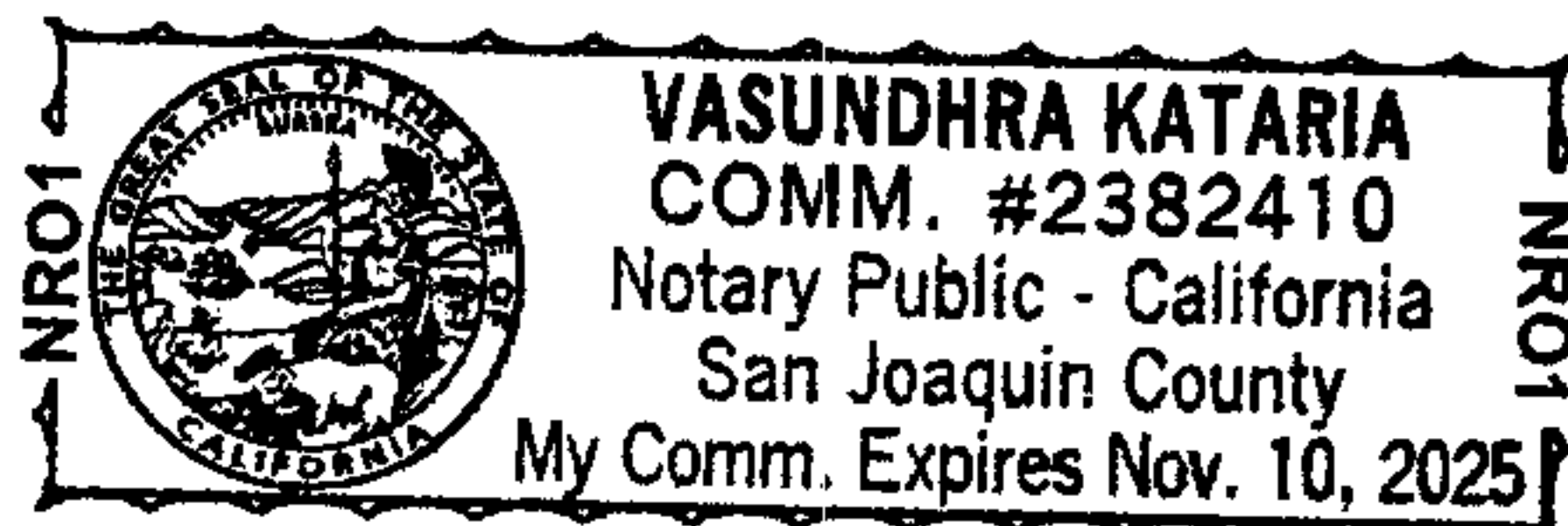


EXHIBIT A
LEGAL DESCRIPTION

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

Lot 115, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, 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: 554288791

PROPERTY COMMONLY KNOWN AS: 123 Winner Circle, 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 Akanksha and Sharad 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 123 Winner Circle
Calera, AL 35040

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

or
 Actual Value \$

or
 Assessor's Market Value \$ 110,300 appraised 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 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 6/2/22

Print Kristen Sandarelli, Legal Representative

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/06/2022 09:12:28 AM
 \$141.50 CHERRY
 20220606000225330

Alex S. Bayl

Form RT-1