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03/23/2023 03:32:49 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Venkatreddy Chintareddy
Saritha Muppa
3134 Ranfro Rd
Vestavia Hills, AL 35216

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED NINETY SIX THOUSAND AND 00/100 (\$296,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Heather White Dooley, Personal Representative of the Estate of Houston Eugene White, deceased, St. Clair County Probate Case No. S-2019-464** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Venkatreddy Chintareddy and Saritha Muppa** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County, State of Alabama**, to-wit:

See Exhibit A for legal description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **838 County Road 39, Chelsea, AL 35043**

\$0.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes

due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this 22 day of March, 2023.

Estate of Houston Eugene White, deceased,
St. Clair County Probate Case No. S-2019-464



By: Heather White Dooley
Its Personal Representative

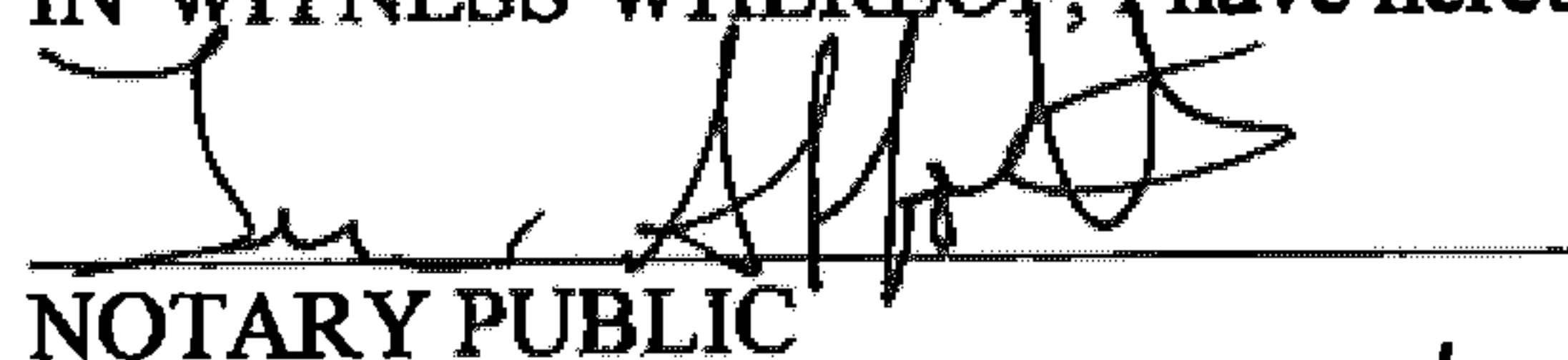
Its Personal Representative

STATE OF TENNESSEE)

COUNTY OF KNOX)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Heather White Dooley** whose name as **Personal Representative** of **Estate of Houston Eugene White, deceased, St. Clair County Probate Case No. S-2019-464**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of March, 2023.



NOTARY PUBLIC

My Commission Expires: 12/5/2025

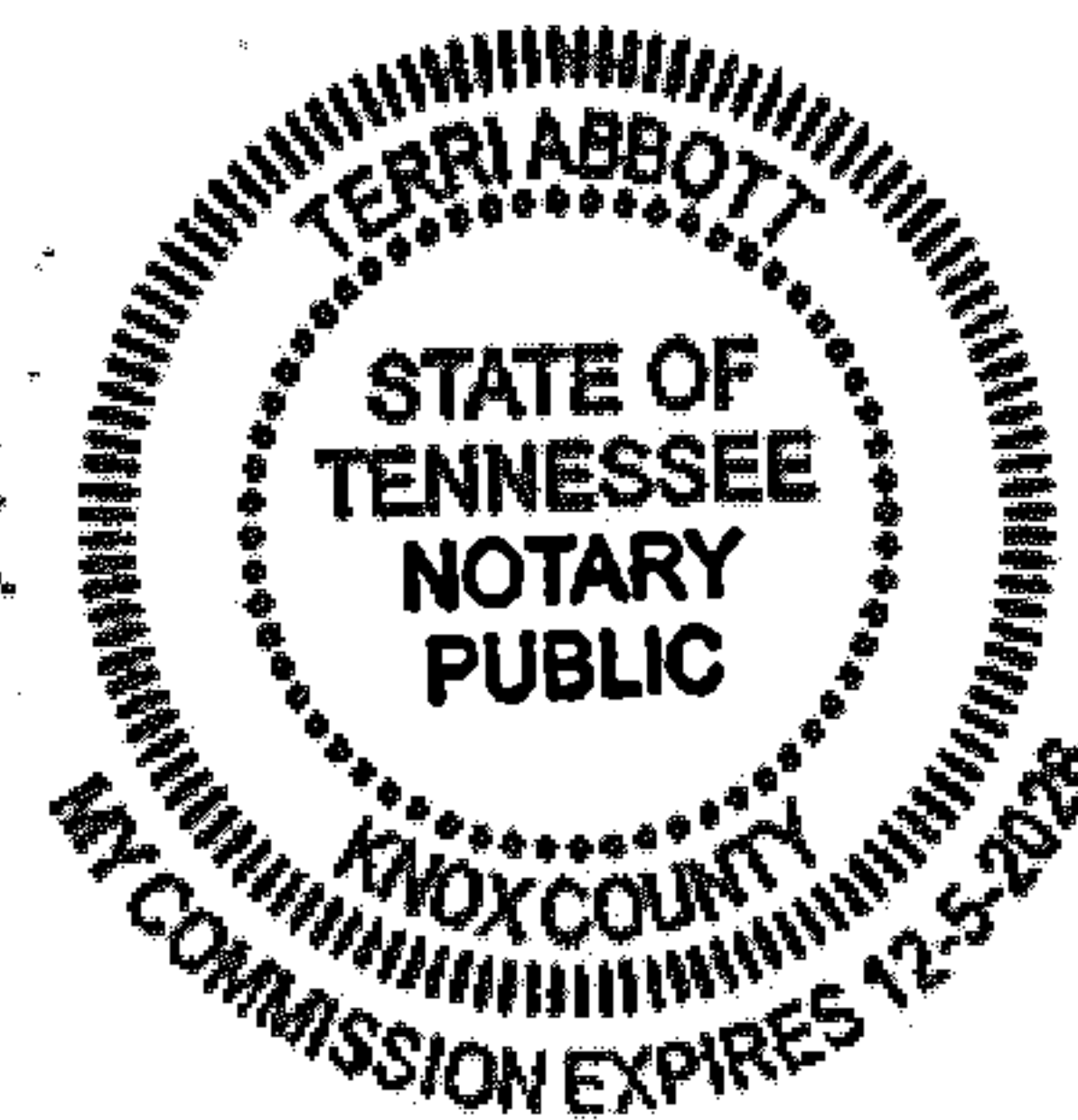


EXHIBIT "A"

**Commence at the NW corner of the SE1/4, of the SW1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, as a point of beginning, From this beginning point proceed East along the North boundary of said 1/4 1/4 Section for a distance of 604.3 feet; thence turn an angle of 92 degrees, 31 minutes to the right and proceed South 2 degrees, 00 minutes East for a distance of 646.3 feet to a point on the North boundary of a Shelby County paved road; thence proceed Westerly along the North boundary of said road for a distance of 615 feet, more or less, to its point of intersection with the West boundary of said 1/4 1/4 Section; thence proceeds North along the West boundary of said 1/4 1/4 Section for a distance of 656.1 feet to the point of beginning.
The above described land contains 9.0 acres more or less.**

Real Estate Sales Validation Form

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

Grantor's Name Heather White Dooley, Personal Representative of Estate of Houston Eugene White, deceased, St. Clair County

Probate Case No. S-2019-464

Mailing Address 1921 Blackheath Road Knoxville, TN 37922

Property Address 838 County Road 39 Chelsea, AL 35043

Grantee's Name Venkatreddy Chintareddy and Saritha Muppa

Mailing Address 313 Renfro Road Vestavia Hills, AL 35216

Date of Sale March 23, 2023

Total Purchase Price \$296,000.00

Or

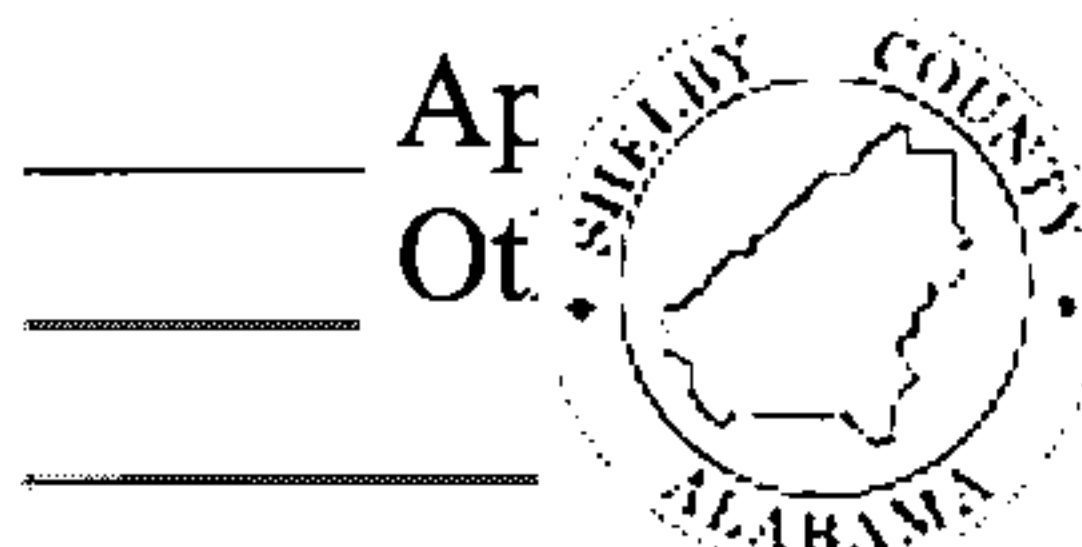
Actual Value \$

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
[X] Sales Contract
Closing Statement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/23/2023 03:32:49 PM
\$327.00 JOANN
20230323000081770

Handwritten signature: Allen S. Boyd

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 3/23/2023 Print [Signature]

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/ Owner/Agent) circle one