

STATE of ALABAMA)
COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred fifty thousand and no/100 dollars (\$450,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Rupa Desai Goolsby, as the Personal Representative of the Estate of Ranjan Vinod Desai, AKA Ranjan Vinodrai Desai, deceased (*Jefferson County Probate Case No. 22BHM02352*) [Grantor] whose address is 3404 Sherwood Road, Mountain Brook, Alabama does grant, bargain, sell and convey unto Charles Poole and Marcia Poole [Grantees] whose address is 4473 Crossings Ridge, Birmingham, Alabama 35242, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 344, according to the Survey of Caldwell Crossings, Third Sector as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama. aka 4473 Crossings Ridge, Birmingham, Alabama 35242

SUBJECT TO:

Ad valorem taxes due October 1, 2023.

Minerals and mining rights not owned by Grantors.

Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154.

Right of way to Shelby County as recorded in Book 216, Page 29; Book 233, Page 700 and Volume 282, Page 115.

Right of way to Alabama Power Company as recorded in Real Book 142, Page 148.

Right of way to the City of Hoover as recorded in Instrument #2000-40741; Instrument #2000-40742 and Instrument #2000-25988.

Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument #2002-02381.

Terms and Conditions as set out in Articles of Incorporation of Caldwell Crossings Owners' Association, Inc., as recorded in Instrument #2002-02380, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

Easement for ingress and egress as recorded in instrument #1997-20513.

TO HAVE AND TO HOLD 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, the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of or quality of title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the nd day of March, 2023.

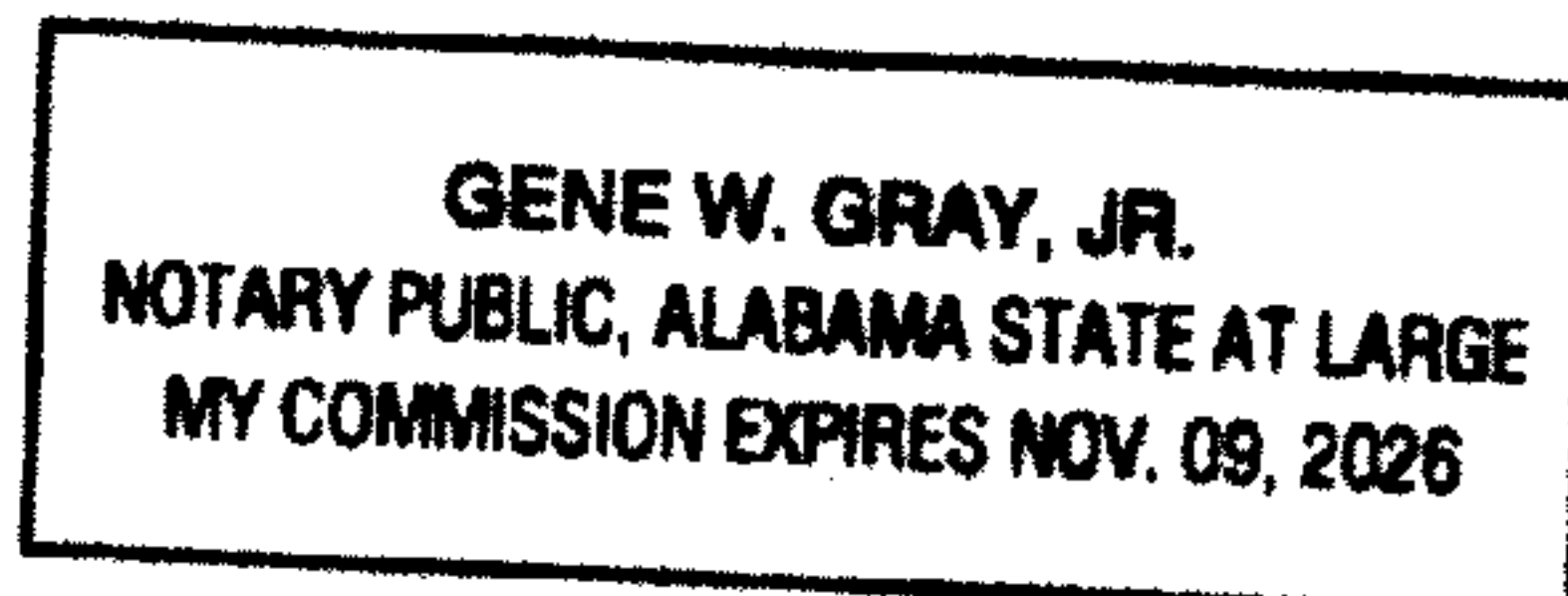


Rupa Desai Goolsby, as the Personal Representative of the Estate of Ranjan Vinod Desai, AKA Ranjan Vinodrai Desai, deceased (*Jefferson County Probate Case No. 22BHM02352*)

STATE of ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Rupa Desai Goolsby, whose name as the Personal Representative of the Estate of Ranjan Vinod Desai, AKA Ranjan Vinodrai Desai, deceased (*Jefferson County Probate Case No. 22BHM02352*) and not in her individual capacity 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 said conveyance, he in his capacity as said Personal Representative with full authority and not in her individual capacity executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal of office this 31st day of March, 2023.



Notary Public
Commission Expires: 11/09/26

This instrument prepared by:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205 879 3400
FILE #223059

SEND TAX NOTICE TO:
Charles Poole
Marcia Poole
4473 Crossings Ridge
Birmingham, Alabama 35242
10-2-03-0-009-044.000

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name RANJAN V ESTATE
 Mailing Address 3404 SHERWOOD ROAD
MOUNTAIN BROOK, AL 35223

Grantee's Name CHARLES POOLE
MARCIA POOLE
 MAILING ADDRESS 4473 CROSSINGS RIDGE
BIRMINGHAM, AL 35242

Property Address 4473 CROSSINGS RIDGE
BIRMINGHAM, AL 35242

Date of Sale 03/31/2023
 Total Purchase Price \$ 450,000.00

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

3/31/23

Print

GENE W. GRAY, JR.☐ Unattested

Sign

(verified by)

(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
 04/03/2023 08:13:20 AM
 \$479.00 BRITTANI
 20230403000090870

Gene W. Gray, Jr.