

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Karla P. Meraz
720 SOUTH SAUNDERS RD
HOOVER, AL 35226

Know all men by these presents:

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars

(\$ 155,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sharad Gupta and Akanksha Pralhad Gupta, as Trustees of the Sharad Gupta and Akanksha Pralhad Gupta Living Trust DATED August 6, 2021 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Karla P. Meraz (herein referred to as grantee, whether one or more), 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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 28 day of
MARCH, 20 23

Sharad Gupta and Akanksha Pralhad
Gupta, as Trustees of the Sharad Gupta
and Akanksha Pralhad Gupta Living
Trust dated 8/6/21

Sharad MUMBAI INDIA
SHARAD GUPTA, TRUSTEE

Akanksha MUMBAI INDIA
AKANKSHA PRALHAD GUPTA,
TRUSTEE

REPUBLIC OF INDIA
STATE OF MAHARASHTRA
CITY OF MUMBAI
STATE OF _____
COUNTY _____
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

General Acknowledgment

I, The Undersigned, a notary public, hereby certify that SHARAD GUPTA whose name(s) as Trustee(s) of the Sharad Gupta and Akanksha Pralhad Gupta, as Trustees of the Sharad Gupta and Akanksha Pralhad Gupta living trust dated 8/6/21 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Sharad Gupta in his/her capacity as Trustee did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand Given under my hand and official seal this 28 day of March, 2023

Holly L. Smith
Holly L. Smith
Vice Consul
United States of America
NOTARY PUBLIC
MY COMMISSION EXPIRES: "Indefinite"

REPUBLIC OF INDIA
STATE OF MAHARASHTRA
CITY OF MUMBAI
STATE OF _____
COUNTY _____
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

General Acknowledgment

I, The Undersigned, a notary public, hereby certify that AKANKSHA PRALHAD GUPTA whose name(s) as Trustee(s) of the Sharad Gupta and Akanksha Pralhad Gupta, as Trustees of the Sharad Gupta and Akanksha Pralhad Gupta living trust dated 8/6/21 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that AKANKSHA PRALHAD GUPTA in his/her capacity as Trustee did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand Given under my hand and official seal this 28 day of March, 2023

Holly L. Smith
Holly L. Smith
Vice Consul
United States of America
NOTARY PUBLIC
MY COMMISSION EXPIRES "Indefinite"

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 Gupta and Akanksha Pralhad Gupta, as Trustees of the Sharad Gupta and Akanksha Pralhad Gupta Living Trust	Grantee's Name	Karla P. Meraz
Mailing Address	123 Winner Circle Calera, AL 35040		720 SOUTH SAUNDERS RD HOOVER, AL 35226
Property Address	123 Winner Circle Calera, AL 35040	Date of Sale	MARCH __, 20__23__
		Total Purchase Price	\$155,000.00
		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

 ☐ Appraisal
☐ Sales Contract

 ☐ Other to
☒ Closing Statement

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: 03/21/2023

Print

Sharad Gupta Gupta Living Trust

Sign

sharad gupta

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

04/07/2023 01:39:33 PM

\$184.00 JOANN

20230407000098350



Allen S. Bayl