

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-23-29281

Send Tax Notice To: James Clark  
Tracy Clark

38 Hill View  
Shelby AL 35143

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Two Thousand Dollars and No Cents (\$92,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Janaki Ram Prasad Earla**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Clark and Tracy Clark**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

No part of the homestead of the Grantor or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of July, 2023.

Janaki Ram Prasad Earla  
Janaki Ram Prasad Earla

Neelaveni Kallempudi  
Neelaveni Kallempudi  
Attorney in Fact Attorney in fact

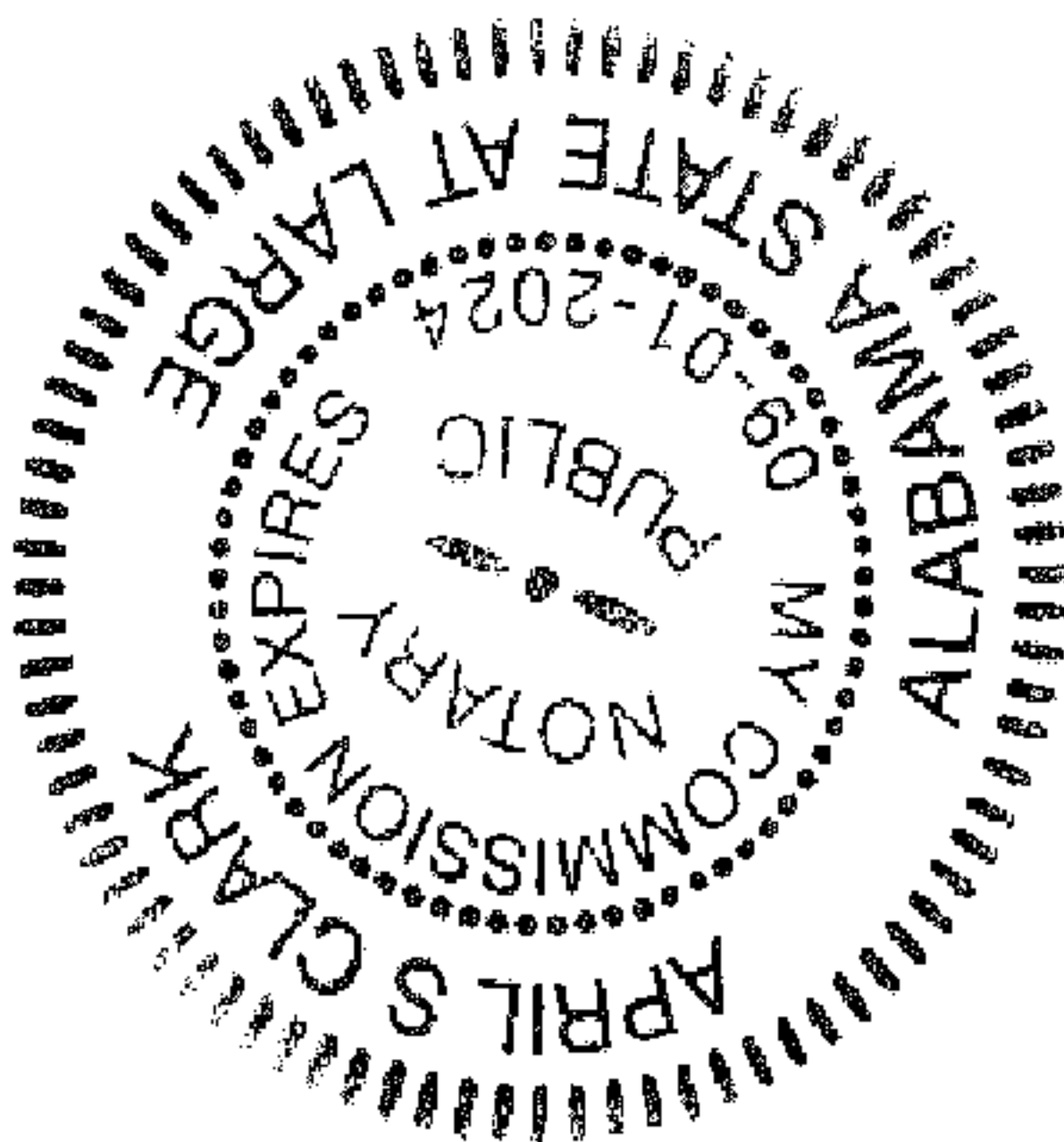
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Neelaveni Kallempudi as Attorney In Fact for Janaki Ram Prasad Earla, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2023.

April Clark  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows:  
Beginning at a point which is North 297.33 feet and East 311.28 feet from the SW corner of the NE 1/4 of the NE 1/4 Section 7, thence from the true point of beginning North 78°12' East 185.00 feet to the 397' contour line; thence along said contour line South 07°18' East 99.21 feet; thence continue along said contour line South 08°41' East 1.10 feet; thence leaving said contour line South 78°12' West 177.28 feet; thence North 11°48' West 100.00 feet to the point of beginning. Said Property is in Tract 4-A

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

Grantor's Name	Janaki Ram Prasad Earla	Grantee's Name	James Clark Tracy Clark
Mailing Address	<u>1690 Lake cyrus clubdr</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>38 Hill View</u> <u>Shelby AL 35143</u>
Property Address	<u>377 Valentine Circle</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>July 28, 2023</u>
		Total Purchase Price	<u>\$92,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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.

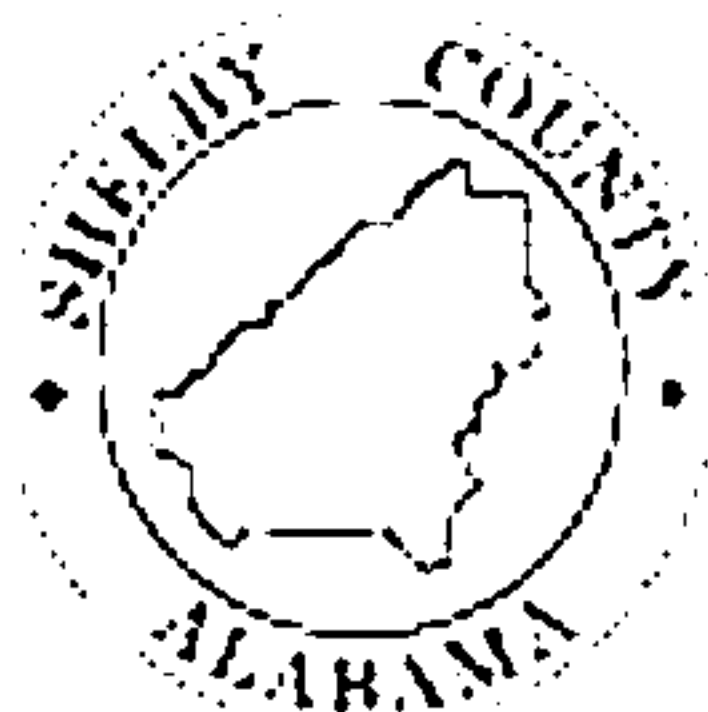
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 the statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975

Date July 28, 2023

   Unattested



**Filed and Recorded**  
**Official Public Records**

**Judge of Probate, Shelby County Alabama, County Clerk**

**Shelby County, Alabama**

**07/31/2023 09:08:56 AM**

**\$120.00 BRITTANI**

Verified by) **20230731000228080** (Grantor/Grantee/Owner/Agent)