

**This Document Prepared By and  
After Recording, Mail To:**

Patlolla V. Reddy and Chintala Neeraja, as co-Trustees  
7219 N Highfield Ln  
Birmingham, AL 35242

Assessor's Parcel Number: 03 8 27 0 008 041.000

## **WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of TEN AND NO/100 DOLLAR (\$10.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, PATLOLLA REDDY and CHINTALA NEERAJA, husband and wife, the GRANTORS, GRANT, BARGAIN, SELL AND CONVEY UNTO PATLOLLA V. REDDY and CHINTALA NEERAJA, as co-Trustees of THE SAINEEVASBUS LIVING TRUST, U/A dated August 21, 2023, the GRANTEE, all of the following described real property situate in Shelby County, **Alabama**, to wit:

Lot 41, according to the Survey of Greystone, 7th Sector, Phase IV, as recorded in Map Book 21, Page 38 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY known as: 7219 N Highfield Ln, Birmingham, AL.

TO have and to hold to the said grantee and grantee's assigns forever.

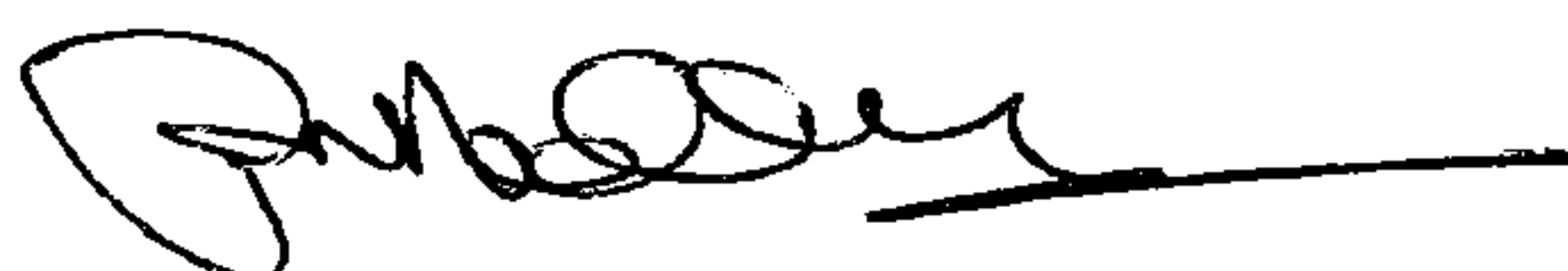
The land described herein is the homestead of the grantors.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

AND we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee and grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee and grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, WITNESS we have set our hands and seals this 21<sup>st</sup> day of August, 2023.



PATLOLLA REDDY

  
CHINTALA NEERAJA

STATE OF ALABAMA

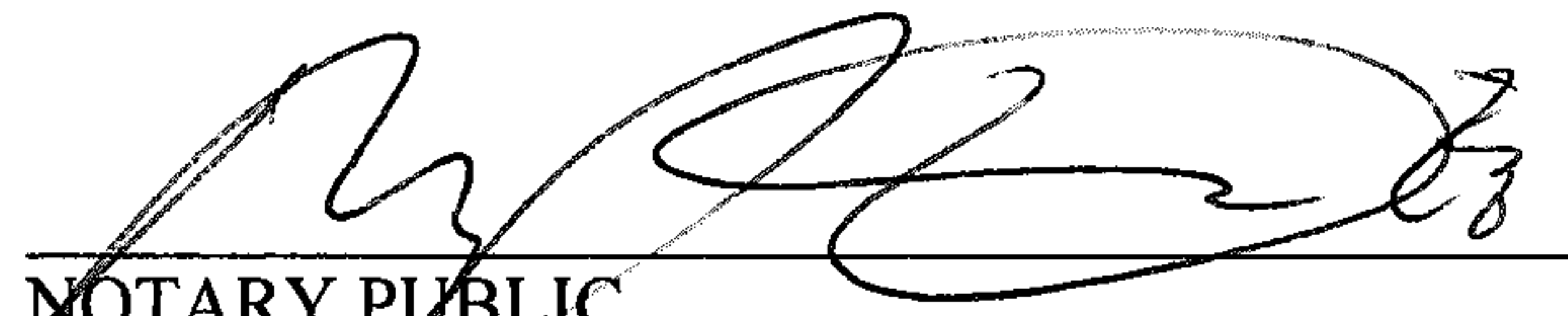
)  
) ss.  
)

COUNTY OF JEFFERSON

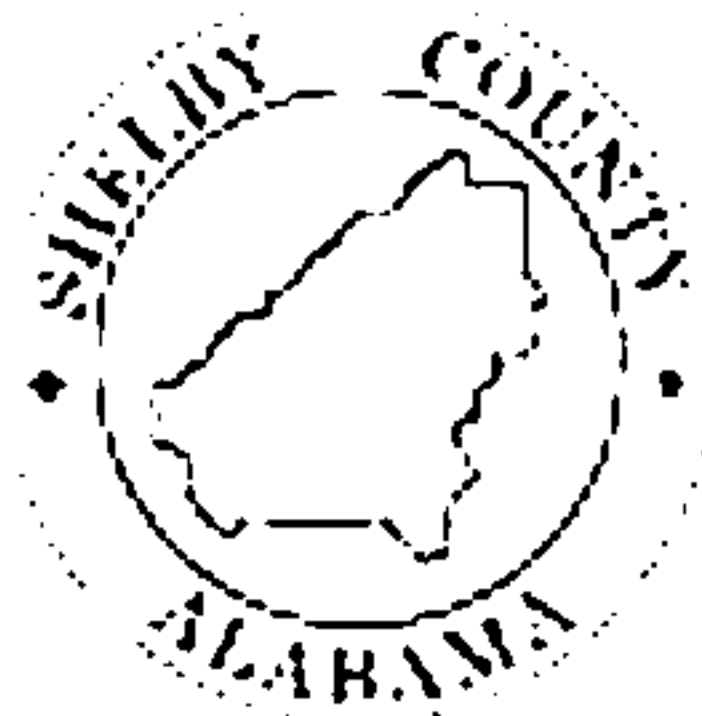
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATLOLLA REDDY and CHINTALA NEERAJA, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the August 21, 2023.

My commission expires: 3/27/25

  
NOTARY PUBLIC

RODNEY JAMAEL DAVIS ESQ  
Notary Public  
Alabama State at Large



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/22/2023 10:07:12 AM  
 \$643.00 PAYGE  
 20231122000341360

*Allen S. Bayl*

## Real Estate Sales Validation Form

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

Grantor's Name Patlolla Reddy and Chintala Neeraja  
 Mailing Address 7219 N Highfield Ln  
Birmingham, AL 35242

Grantee's Name The Saineevasbus Living Trust  
 Mailing Address 7219 N Highfield Ln  
Birmingham, AL 35242

Property Address 7219 N Highfield Ln  
Birmingham, AL 35242

Date of Sale August 21, 2023  
 Total Purchase Price \$                       
 or  
 Actual Value \$                       
 or  
 Assessor's Market Value \$ 613,700.00

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).