

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Venkatreddy Chintareddy  
Saritha Muppa  
3134 Renfro Road  
Vestavia Hills, AL 35216

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of FIVE HUNDRED FORTY EIGHT THOUSAND and 00/100 DOLLARS (\$548,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, T3 PROPERTIES, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto VENKATREDDY CHINTAREDDY and SARITHA MUPPA, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 3, according to the Survey of Airport Commons, as recorded in Map Book 36, Page 139, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH a 50 foot easement known as Airport Commons Drive for ingress/egress as shown on map recorded in Map Book 36, page 139, in the Probate Office of Shelby County, Alabama.**

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$438,400.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said grantor, by its duly authorized manager, has hereunto set its hand and seal this the 3rd day of January, 2024.

T3 Properties, LLC

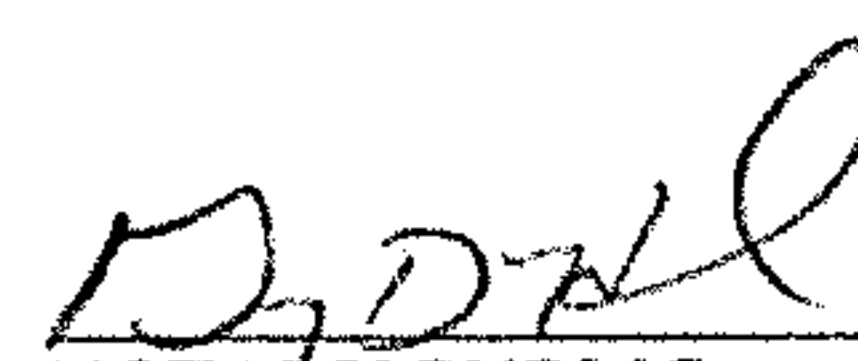


By: Ellis Till, III  
Its: Manager

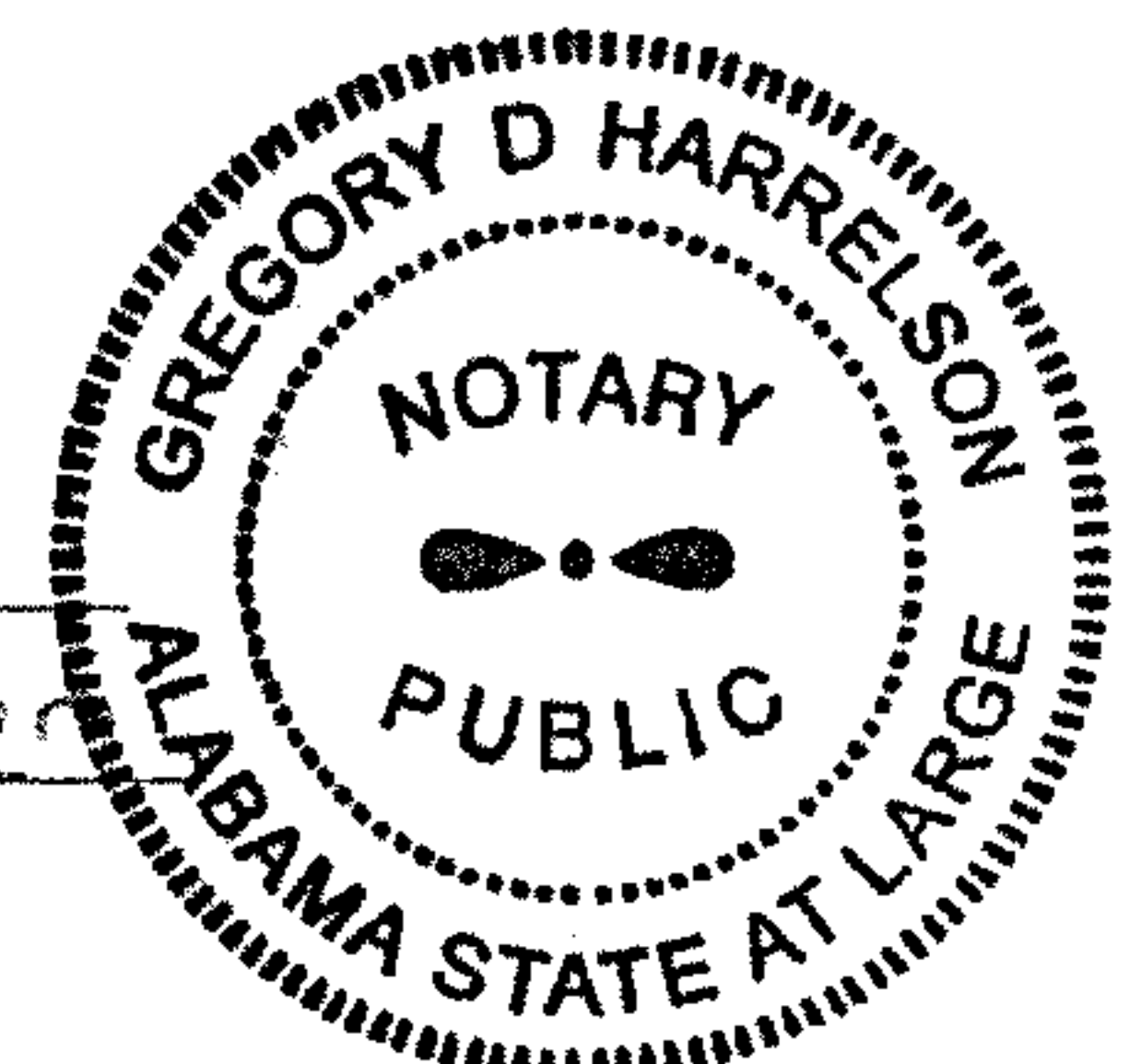
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ellis Till, III, whose names as Manager of T3 Properties, LLC 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 conveyance, he, as such Manager and with full authority executed the same voluntarily for and as the act of T3 Properties, LLC on the day the same bears date.

Given under my hand and official seal, this the 3rd day of January, 2024.



NOTARY PUBLIC  
My Commission Expires 8/21/2025



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

Grantor's Name T3 Properties, LLC  
 Mailing Address PO Box 1947  
Pelham, AL 35124

Grantee's Name Venkatreddy ~~Chintreddy~~ Chintreddy  
 Mailing Address Saritha Muppa  
3134 Renfro Road  
Vestavia Hills, AL 35216

Property Address 200 Airport Commons  
Calera, AL 35040

Date of Sale 01/03/2024

Total Purchase Price \$ 548,000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/19/2024 10:01:37 AM  
 \$135.00 JOANN  
 20240119000014530

The purchase price or actual value claimed Ellis S. Byrd 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 1/3/2024

Sign  
 Print

Ellis S. Byrd

Print  
 Sign

Ellis S. Byrd

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**