

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATN1076

130 1st Street SW
Alabaster AL 35007

Poor Quality

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of Two Hundred Thirty-three Thousand and 00/100 Dollars (\$233,000.00) 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 where is acknowledged. I or we Kiran Kumar Yedavalli and Divya Gundamaraju, Successor Trustees of the 106 Stonehaven Trust dated 2/25/2022 whose mailing address is:

4142 Pinet Gris Way San Jose CA 95135

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Reinaldo Eleuterio Escobar whose mailing address is 130 1st Street SW Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, having a property address of 310 Mills Way, Pelham, AL 35124

Lot 106, according to the recorded Map of Builders Group Addition to the Glen at Stonehaven Phase One, as recorded in Map Book 27, Page 54, in the Probate Office Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 30 day of APRIL, 2024

106 Stonehaven Trust

[Signature] (Seal)
Kiran Kumar Vedavalli, Successor Trustee

[Signature] (Seal)
Divya Gundamaraju, Successor Trustee

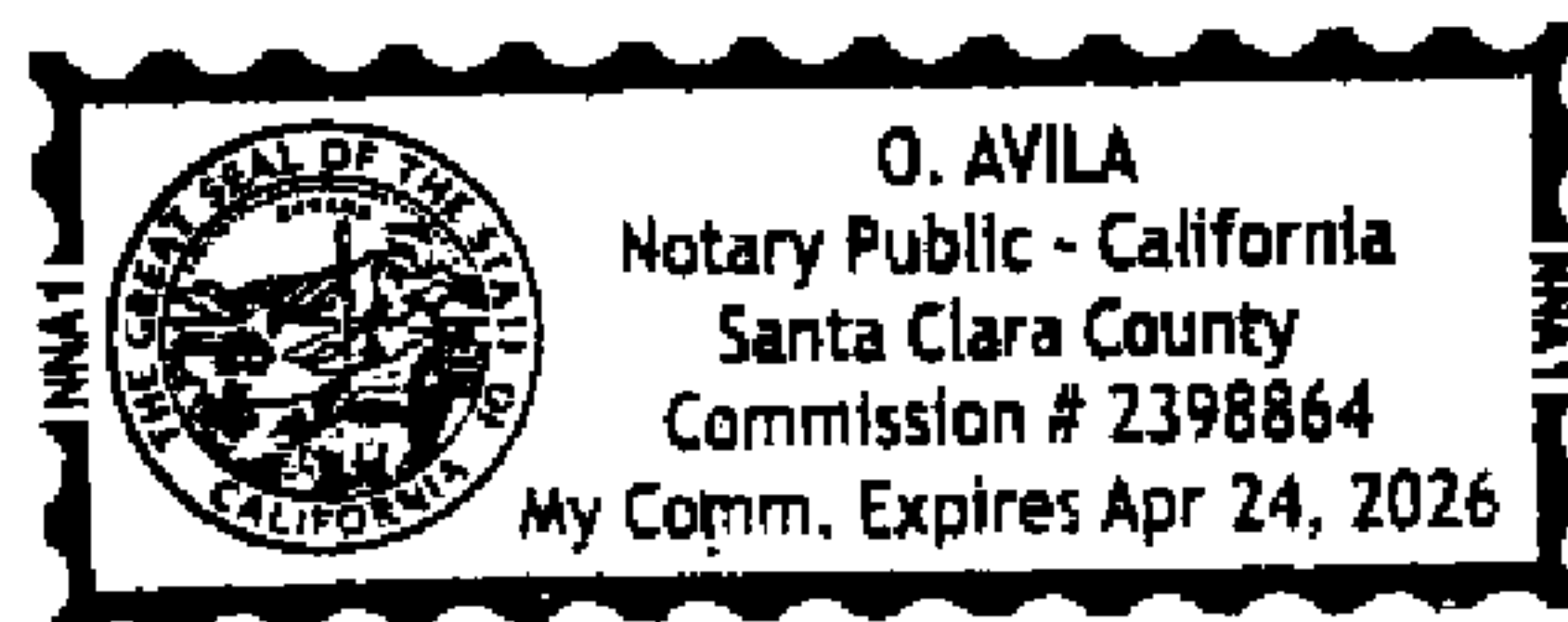
STATE OF California Santa Clara County ss:

I, O. Avila, a Notary Public in and for said county in said state, hereby certify that we Kiran Kumar Vedavalli and Divya Gundamaraju, Successor Trustees of the 106 Stonehaven Trust dated 2/25/2022 name 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 this conveyance, they as Successor Trustees executed the same voluntarily and full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of April, 2024

My Commission Expires: Apr 24, 2026

[Signature]
Notary Public O Avila





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2024 02:36:48 PM
 \$262.00 PAYGE
 20240506000132230

Allen S. Bayl

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

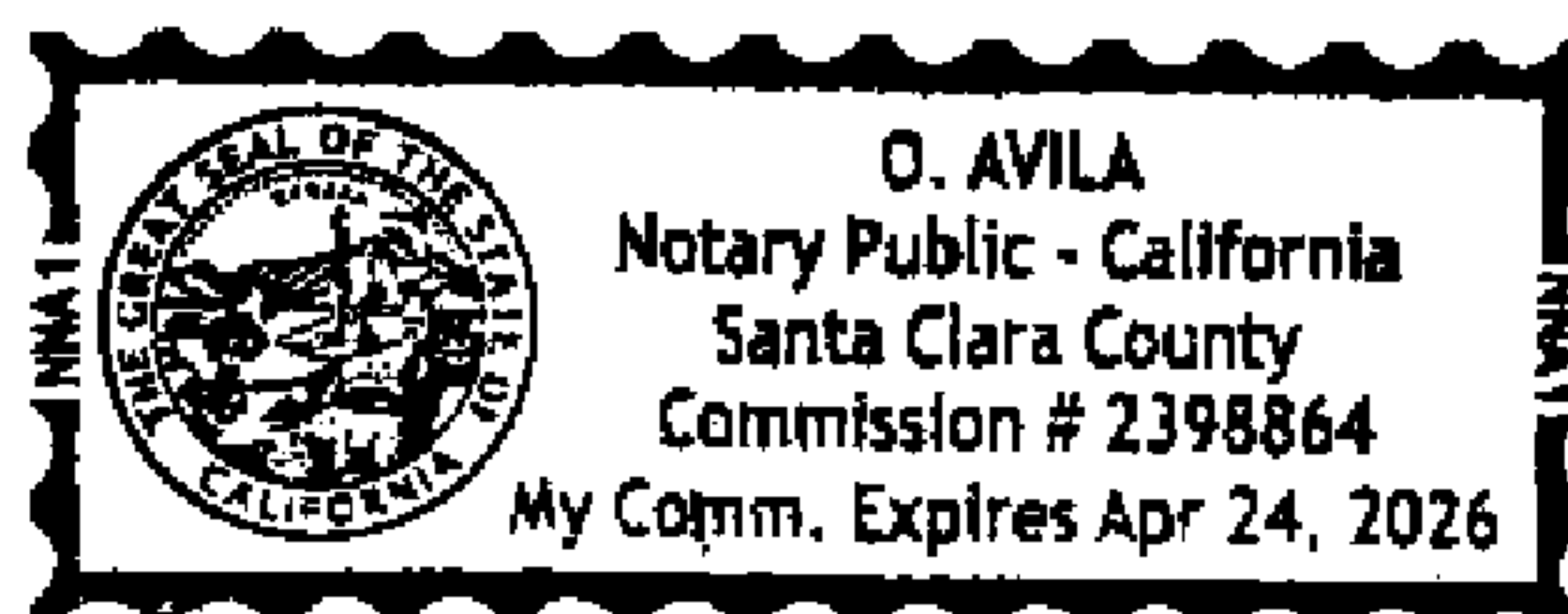
On April 30, 2024 before me, O. Avila, notary public
Date Here Insert Name and Title of the Officer

personally appeared Kiran Kumar Yadavalli

Name(s) of Signer(s)

Divya Gundamaraju

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

O. Avila

O. Avila Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 04/30/2024 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____