

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Grantee's Mailing Address/  
Send Tax Notice To:  
Siddhartha Joshi  
2044 Eagle Point Ct  
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$212,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Joshua J Kruntorad and Mallory B Kruntorad, husband & wife,**  
(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**Siddhartha Joshi**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**LOT 23, ACCORDING TO THE AMENDED MAP OF SUGAR OAKS, AS RECORDED IN MAP BOOK 16, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

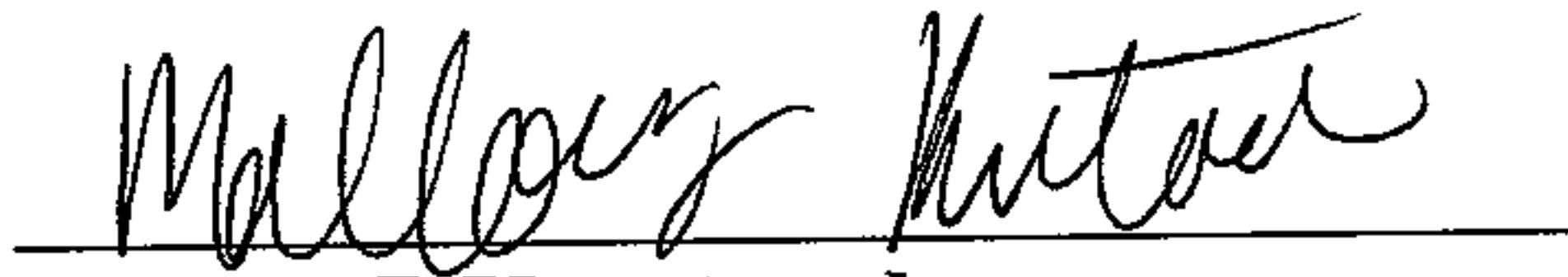
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 12th day of June, 2024.

  
Joshua J Kruntorad

  
Mallory B Kruntorad

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Joshua J Kruntorad and Mallory B Kruntorad** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 12, 2024.

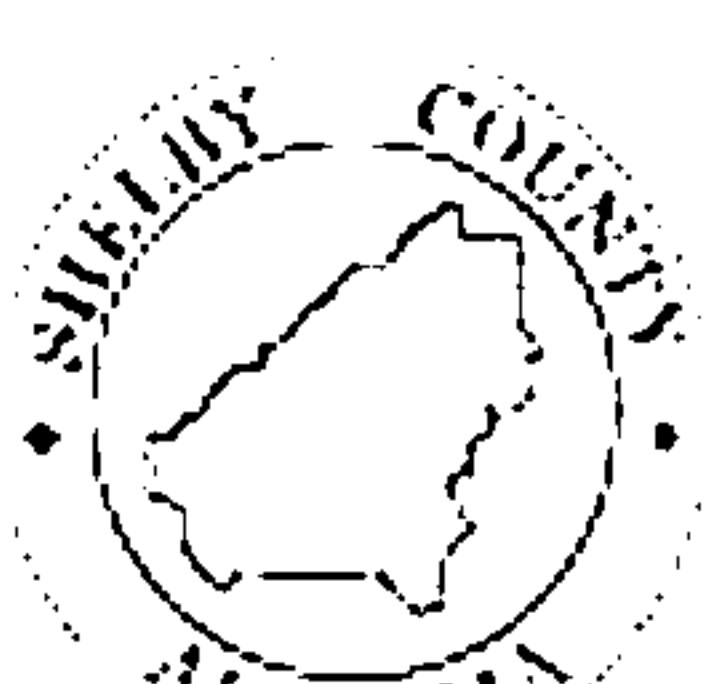
My Commission Expires:

  
Notary Public

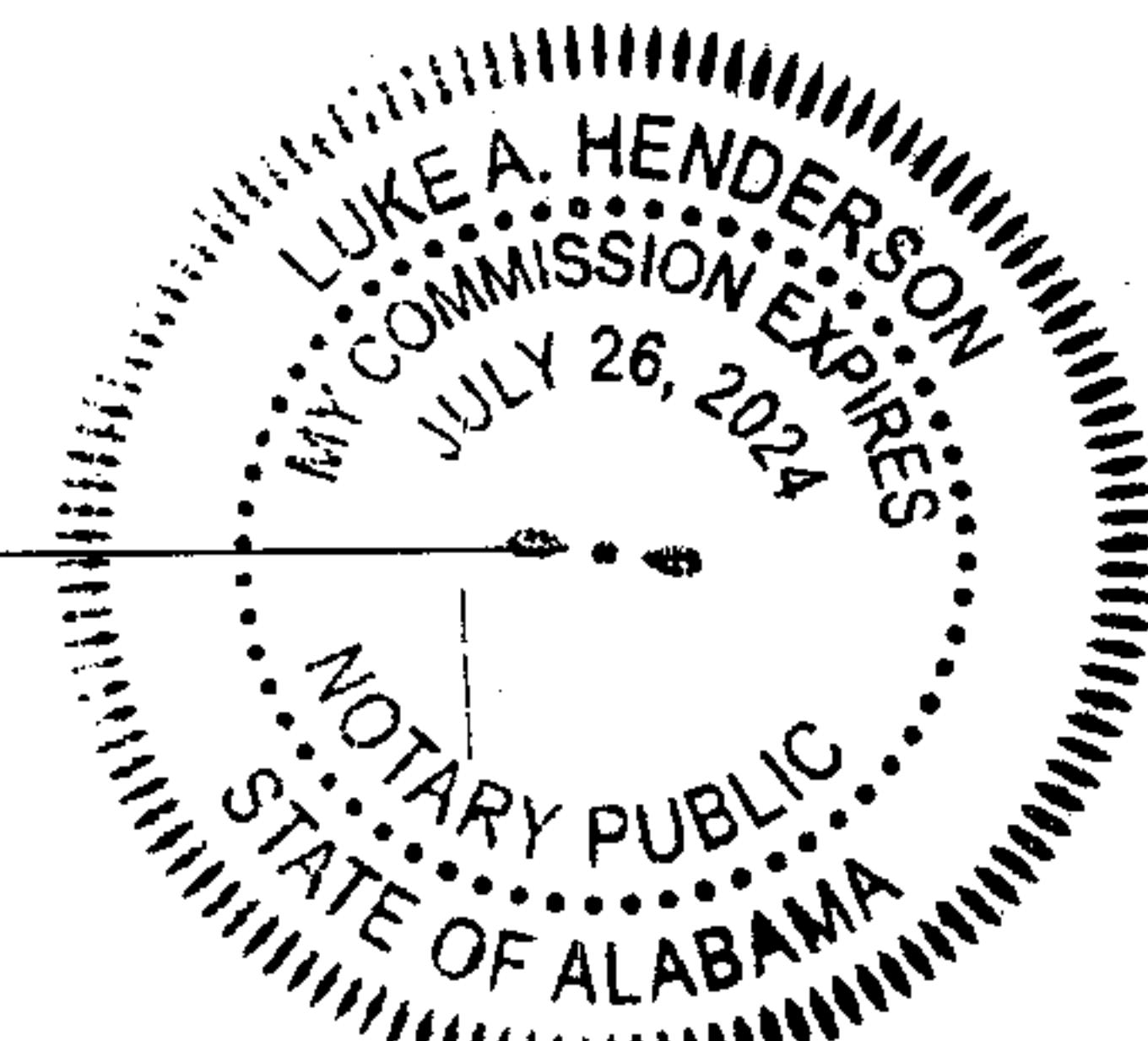
Grantor's Address: 144 Sugar Dr., Pelham, AL 35124

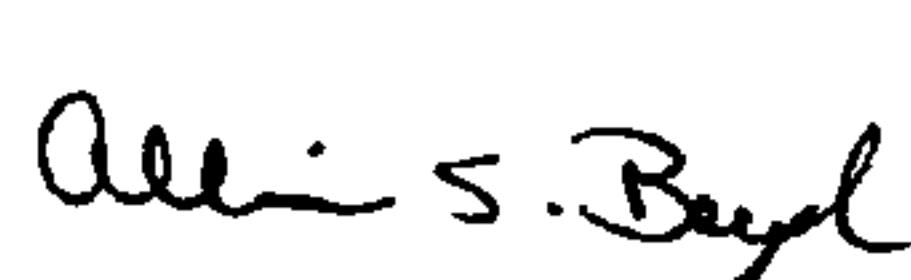
Property Address: 144 Sugar Dr Pelham, AL 35124

Parcel ID Number: 13 1 02 1 000 019.036



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/12/2024 09:16:26 AM  
\$234.50 BRITTANI  
20240612000174420



  
Allen S. Boyd