

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Nineteen Thousand and No/100 Dollars (\$119,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, Bar-S Commercial Properties LLC, a Texas Limited Liability Company, an unmarried person (herein referred to as grantors), grant, bargain, sell and convey unto Anil Kumar Chintala (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, White Oak Estates North, as recorded in Map Book 60, Page 23, in the Probate Office of Shelby County, Alabama.

This property is known as Lot 1, White Oak Estates, 16.89 Acres, Columbiana, AL 35051.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of July, 2024.

Bar-S Commercial Properties LLC

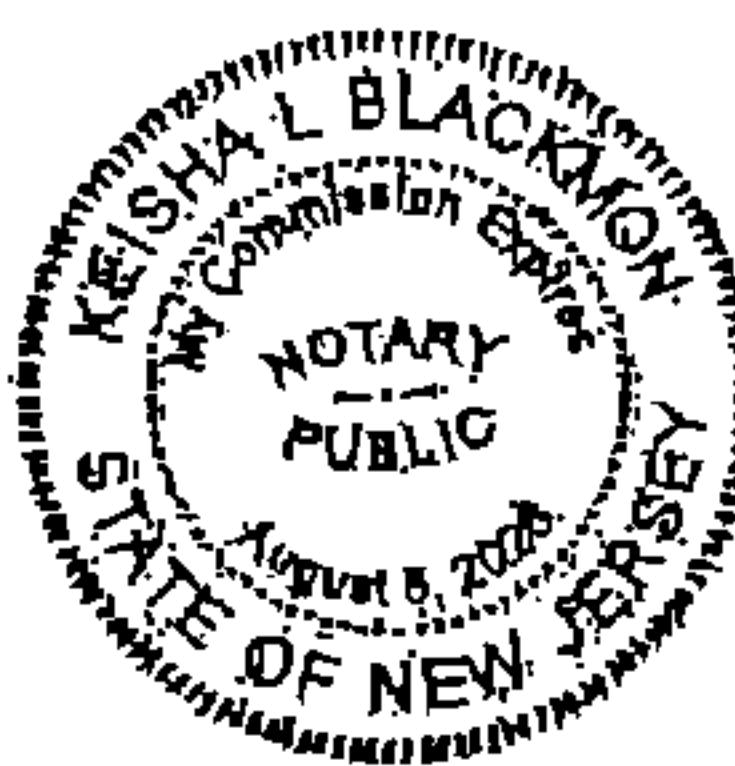
Sunny Vasudeva, Member
Sunny Vasudeva, Member

STATE OF NEW JERSEY

COUNTY OF ESSEX

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Sunny Vasudeva, as Member of Bar-S Commercial Properties LLC, whose name 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2024.



Keisha L. Blackmon
NOTARY PUBLIC
My Commission Expires: 8/5/2026

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

WHITE OAK ESTATES NORTH

A NEWLY DEVELOPED SUBDIVISION LOCATED IN
BIRMINGHAM, ALABAMA 35235, PARCEL 11, COUNTY COLUMBIA
OWNER: GENE & COMMERCIAL PROPERTIES LLC.
100 FOREST HARBOR
COLLEGEVILLE, ALABAMA 35023

THE PURPOSE OF THIS SUBDIVISION IS
TO CREATE A LOT FROM
ACREAGE FOR RESIDENTIAL USE.

PROPERTY OWNED

RAY & CILLIAND, P.C.
RE BILITY CAILIAND, P.C.
P.O. BOX 1100
BIRMINGHAM, ALABAMA 35202
FILE NUMBER 040000000000
OFFICE F-100
BOUNDARY SURVEY
DATE 08/08/2001
EMAIL: CILLIAND@WILSONCILLIAND.COM
S 100 400 800 1000 1200 1400 1600 1800 2000 2200 2400 2600 2800 3000 3200 3400 3600 3800 4000 4200 4400 4600 4800 5000 5200 5400 5600 5800 6000 6200 6400 6600 6800 7000 7200 7400 7600 7800 8000 8200 8400 8600 8800 9000 9200 9400 9600 9800 10000 10200 10400 10600 10800 11000 11200 11400 11600 11800 12000 12200 12400 12600 12800 13000 13200 13400 13600 13800 14000 14200 14400 14600 14800 15000 15200 15400 15600 15800 16000 16200 16400 16600 16800 17000 17200 17400 17600 17800 18000 18200 18400 18600 18800 19000 19200 19400 19600 19800 20000 20200 20400 20600 20800 21000 21200 21400 21600 21800 22000 22200 22400 22600 22800 23000 23200 23400 23600 23800 24000 24200 24400 24600 24800 25000 25200 25400 25600 25800 26000 26200 26400 26600 26800 27000 27200 27400 27600 27800 28000 28200 28400 28600 28800 29000 29200 29400 29600 29800 30000 30200 30400 30600 30800 31000 31200 31400 31600 31800 32000 32200 32400 32600 32800 33000 33200 33400 33600 33800 34000 34200 34400 34600 34800 35000 35200 35400 35600 35800 36000 36200 36400 36600 36800 37000 37200 37400 37600 37800 38000 38200 38400 38600 38800 39000 39200 39400 39600 39800 40000 40200 40400 40600 40800 41000 41200 41400 41600 41800 42000 42200 42400 42600 42800 43000 43200 43400 43600 43800 44000 44200 44400 44600 44800 45000 45200 45400 45600 45800 46000 46200 46400 46600 46800 47000 47200 47400 47600 47800 48000 48200 48400 48600 48800 49000 49200 49400 49600 49800 50000 50200 50400 50600 50800 51000 51200 51400 51600 51800 52000 52200 52400 52600 52800 53000 53200 53400 53600 53800 54000 54200 54400 54600 54800 55000 55200 55400 55600 55800 56000 56200 56400 56600 56800 57000 57200 57400 57600 57800 58000 58200 58400 58600 58800 59000 59200 59400 59600 59800 60000 60200 60400 60600 60800 61000 61200 61400 61600 61800 62000 62200 62400 62600 62800 63000 63200 63400 63600 63800 64000 64200 64400 64600 64800 65000 65200 65400 65600 65800 66000 66200 66400 66600 66800 67000 67200 67400 67600 67800 68000 68200 68400 68600 68800 69000 69200 69400 69600 69800 70000 70200 70400 70600 70800 71000 71200 71400 71600 71800 72000 72200 72400 72600 72800 73000 73200 73400 73600 73800 74000 74200 74400 74600 74800 75000 75200 75400 75600 75800 76000 76200 76400 76600 76800 77000 77200 77400 77600 77800 78000 78200 78400 78600 78800 79000 79200 79400 79600 79800 80000 80200 80400 80600 80800 81000 81200 81400 81600 81800 82000 82200 82400 82600 82800 83000 83200 83400 83600 83800 84000 84200 84400 84600 84800 85000 85200 85400 85600 85800 86000 86200 86400 86600 86800 87000 87200 87400 87600 87800 88000 88200 88400 88600 88800 89000 89200 89400 89600 89800 90000 90200 90400 90600 90800 91000 91200 91400 91600 91800 92000 92200 92400 92600 92800 93000 93200 93400 93600 93800 94000 94200 94400 94600 94800 95000 95200 95400 95600 95800 96000 96200 96400 96600 96800 97000 97200 97400 97600 97800 98000 98200 98400 98600 98800 99000 99200 99400 99600 99800 99900 100000 100100 100200 100300 100400 100500 100600 100700 100800 100900 101000 101100 101200 101300 101400 101500 101600 101700 101800 101900 102000 102100 102200 102300 102400 102500 102600 102700 102800 102900 103000 103100 103200 103300 103400 103500 103600 103700 103800 103900 104000 104100 104200 104300 104400 104500 104600 104700 104800 104900 105000 105100 105200 105300 105400 105500 105600 105700 105800 105900 106000 106100 106200 106300 106400 106500 106600 106700 106800 106900 107000 107100 107200 107300 107400 107500 107600 107700 107800 107900 108000 108100 108200 108300 108400 108500 108600 108700 108800 108900 109000 109100 109200 109300 109400 109500 109600 109700 109800 109900 110000 110100 110200 110300 110400 110500 110600 110700 110800 110900 111000 111100 111200 111300 111400 111500 111600 111700 111800 111900 112000 112100 112200 112300 112400 112500 112600 112700 112800 112900 113000 113100 113200 113300 113400 113500 113600 113700 113800 113900 114000 114100 114200 114300 114400 114500 114600 114700 114800 114900 115000 115100 115200 115300 115400 115500 115600 115700 115800 115900 116000 116100 116200 116300 116400 116500 116600 116700 116800 116900 117000 117100 117200 117300 117400 117500 117600 117700 117800 117900 118000 118100 118200 118300 118400 118500 118600 118700 118800 118900 119000 119100 119200 119300 119400 119500 119600 119700 119800 119900 120000 120100 120200 120300 120400 120500 120600 120700 120800 120900 121000 121100 121200 121300 121400 121500 121600 121700 121800 121900 122000 122100 122200 122300 122400 122500 122600 122700 122800 122900 123000 123100 123200 123300 123400 123500 123600 123700 123800 123900 124000 124100 124200 124300 124400 124500 124600 124700 124800 124900 125000 125100 125200 125300 125400 125500 125600 125700 125800 125900 126000 126100 126200 126300 126400 126500 126600 126700 126800 126900 127000 127100 127200 127300 127400 127500 127600 127700 127800 127900 128000 128100 128200 128300 128400 128500 128600 128700 128800 128900 129000 129100 129200 129300 129400 129500 129600 129700 129800 129900 130000 130100 130200 130300 130400 130500 130600 130700 130800 130900 131000 131100 131200 131300 131400 131500 131600 131700 131800 131900 132000 132100 132200 132300 132400 132500 132600 132700 132800 132900 133000 133100 133200 133300 133400 133500 133600 133700 133800 133900 134000 134100 134200 134300 134400 134500 134600 134700 134800 134900 135000 135100 135200 135300 135400 135500 135600 135700 135800 135900 136000 136100 136200 136300 136400 136500 136600 136700 136800 136900 137000 137100 137200 137300 137400 137500 137600 137700 137800 137900 138000 138100 138200 138300 138400 138500 138600 138700 138800 138900 139000 139100 139200 139300 139400 139500 139600 139700 139800 139900 140000 140100 140200 140300 140400 140500 140600 140700 140800 140900 141000 141100 141200 141300 141400 141500 141600 141700 141800 141900 142000 142100 142200 142300 142400 142500 142600 142700 142800 142900 143000 143100 143200 143300 143400 143500 143600 143700 143800 143900 144000 144100 144200 144300 144400 144500 144600 144700 144800 144900 145000 145100 145200 145300 145400 145500 145600 145700 145800 145900 146000 146100 146200 146300 146400 146500 146600 146700 146800 146900 147000 147100 147200 147300 147400 147500 147600 147700 147800 147900 148000 148100 148200 148300 148400 148500 148600 148700 148800 148900 149000 149100 149200 149300 149400 149500 149600 149700 149800 149900 150000 150100 150200 150300 150400 150500 150600 150700 150800 150900 151000 151100 151200 151300 151400 151500 151600 151700 151800 151900 152000 152100 152200 152300 152400 152500 152600 152700 152800 152900 153000 153100 153200 153300 153400 153500 153600 153700 153800 153900 154000 154100 154200 154300 154400 154500 154600 154700 154800 154900 155000 155100 155200 155300 155400 155500 155600 155700 155800 155900 156000 156100 156200 156300 156400 156500 156600 156700 156800 156900 157000 157100 157200 157300 157400 157500 157600 157700 157800 157900 158000 158100 158200 158300 158400 158500 158600 158700 158800 158900 159000 159100 159200 159300 159400 159500 159600 159700 159800 159900 160000 160100 160200 160300 160400 160500 160600 160700 160800 160900 161000 161100 161200 161300 161400 161500 161600 161700 161800 161900 162000 162100 162200 162300 162400 162500 162600 162700 162800 162900 163000 163100 163200 163300 163400 163500 163600 163700 163800 163900 164000 164100 164200 164300 164400 164500 164600 164700 164800 164900

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2024 10:07:32 AM
 \$147.00 LAURA
 20240711000210360



Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name <u>Properties, LLC</u>	<u>Bar-S Commercial</u>	Grantee's Name <u>Anil Kumar Chintala</u>
Mailing Address	<u>405 Forest Meadow Drive</u> <u>Colleyville, TX 76034</u>	Mailing Address <u>4496 Cahaba River Boulevard</u> <u>Hoover, AL 35216</u>

Property Address	Lot 1, White Oak Estates North, 16.89 Acres Columbiana, AL 35051	Date of Sale <u>July 10, 2024</u>
		Total Purchase Price <u>\$119,000.00</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)

Bill of Sale Appraisal
 Sales Contract Other
 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 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 July 10, 2024

Print

Anthony M. McCaffrey

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1