

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. ATN1087

7418 Wyndham Pkwy
Helena AL 35080

[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 Thousand and 00/100 Dollars (\$200,000.00)** 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 221 Wilkerson Sector Trust dated 2/25/2022** whose mailing address is:

4162 PINOT GRIS Way SAN JOSE CA 95135 (herein referred to as grantor,

whether one or more), grant, bargain, sell and convey unto **Rachel E. Winter** whose mailing address is: 7418 Wyndham Pkwy, Helena AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **7418 Wyndham Parkway, Helena, AL 35080**

Lot 221, according to the Survey of Wyndham, Wilkerson Sector, Phase II, as recorded in Map Book 23, Page 117, in the Office of the Judge of Probate of 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.

\$194,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Deed Effective 8-13-2024

To Have and To Hold to the said grantee, 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 12th day of August, 2024

221 Wilderson Sector Trust

By: [Signature] (Seal)

Kiran Jumar Yedavalli, Successor Trustee.

By: [Signature] (Seal)

Divya Gundamaraju, Successor Trustee

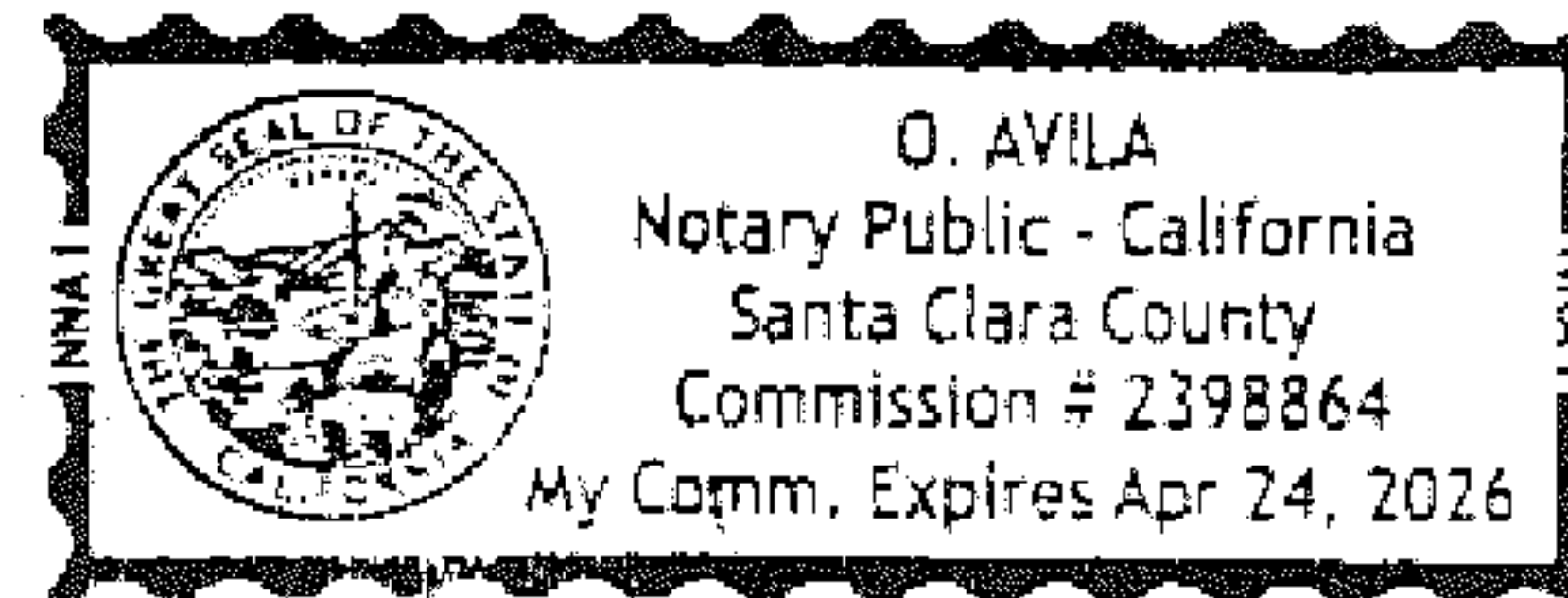
STATE OF California Santa Clara County ss:

I, O. Avila, a Notary Public in and for said county in said state, hereby certify that we **Kiran Kumar Yedavalli and Divya Gundamaraju, Successor Trustees of the 221 Wilkerson Sector 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 12th day of August, 2024

My Commission Expires: Apr 24, 2026

[Signature]
Notary Public O. Avila



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 ClaraOn 08/12/2024 before me, O. Avila, Notary Public

Date

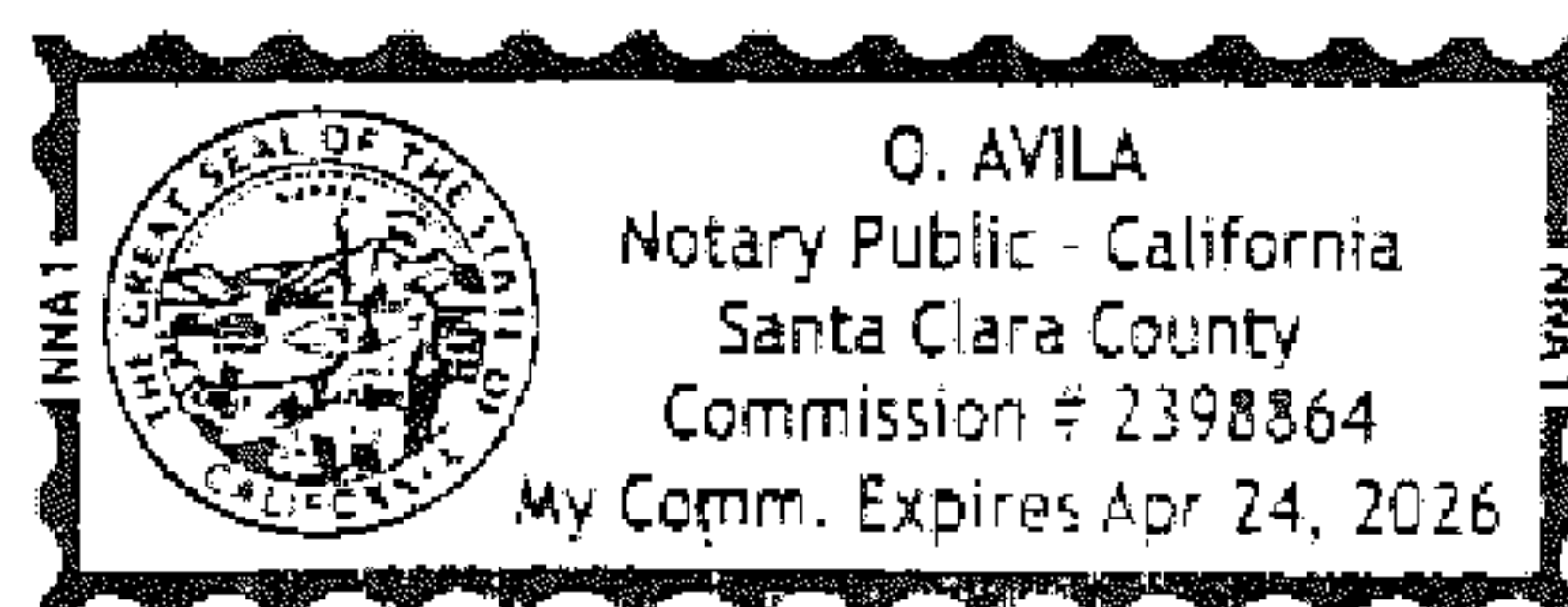
Here Insert Name and Title of the Officer

personally appeared Kiran Kumar Yedavalli

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

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 DeedDocument Date: 08/12/2024 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: _____



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

08/14/2024 11:01:34 AM

\$36.00 JOANN

20240814000253900

Allie S. Bayl