

SEND TAX NOTICE TO:

Daniel Sathiakumar
24255 Southeast 1st Place
Sammamish, WA 98074

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-178

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bridgetopia Too, LLC, a Delaware Limited Liability Company**, whose address is 3000 Riverchase Galleria, Ste 1770, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Daniel Sathiakumar**, whose address is 24255 Southeast 1st Place, Sammamish, WA 98074, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Daniel Sathiakumar** the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 131, according to the Final Plat of Shiloh Creek, Phase 2, Sector 2, as recorded in Map Book 56, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:
Lot 131 - 315 Shiloh Creek Drive, Calera, AL 35040.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$197,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor, Bridgetopia Too, LLC, a Delaware Limited Liability Company, by Misty M. Glass, as Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 15th day of August, 2024.

Bridgetopia Too, LLC, a Delaware Limited Liability Company

By: _____

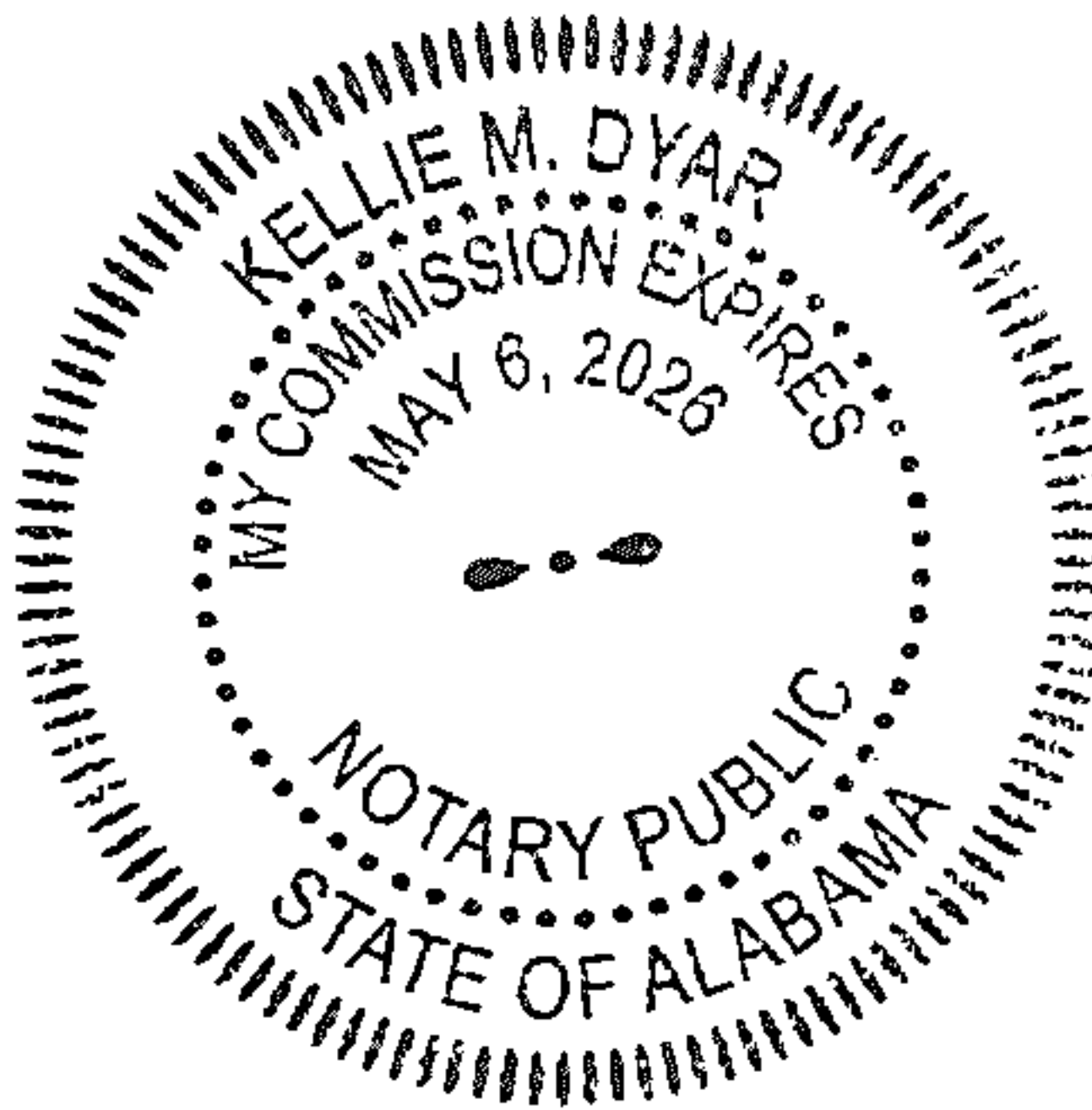
Misty M. Glass, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Misty M. Glass, whose name as Manager of Bridgetopia Too, LLC, a Delaware Limited Liability Company, 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/she/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 15th day of August, 2024.

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 03:04:04 PM
\$128.00 JOANN
20240816000256700

Allen S. Bayl