

Instrument Prepared By:

Clint Coons
Anderson Business Advisors, PLLC
732 Broadway, Suite 201
Tacoma, Washington 98402

Mail All Tax Statements To:

163 Hidden Creek Cove Trust
3225 McLeod Drive, Suite 777
Las Vegas, Nevada 89121

This space reserved for Recorder's use

WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Arijit De and Neha Avinash Sinha**, husband and wife, as joint tenants, with right of survivorship (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **163 Hidden Creek Cove Trust, dated August 15, 2024, NurtureHope, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, (herein referred to as grantee, whether one or more), whose mailing address is, 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

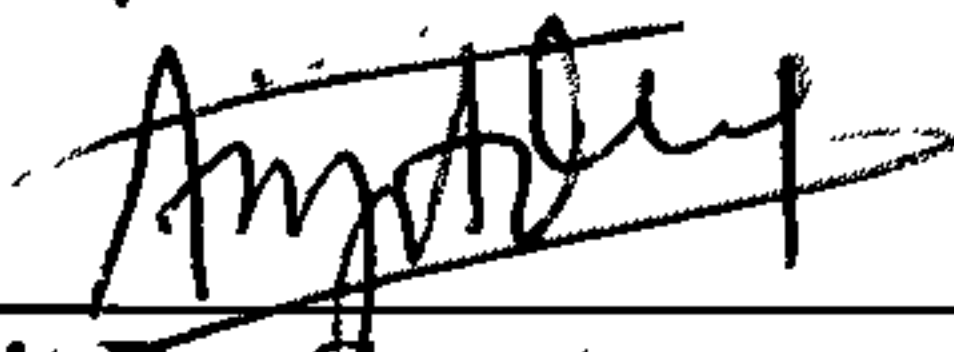
This being the same property conveyed to Arijit De and Neha Avinash Sinha, husband and wife by Deed from Arijit De, a married person, dated March 30, 2021, Instrument No. 20210512000234730.

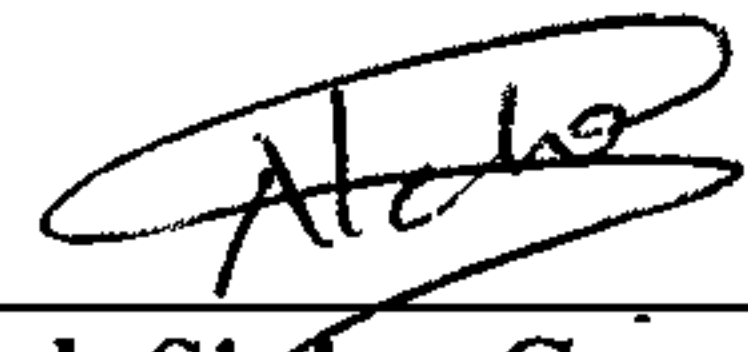
Parcel ID # 13 6 13 4 007 007.000

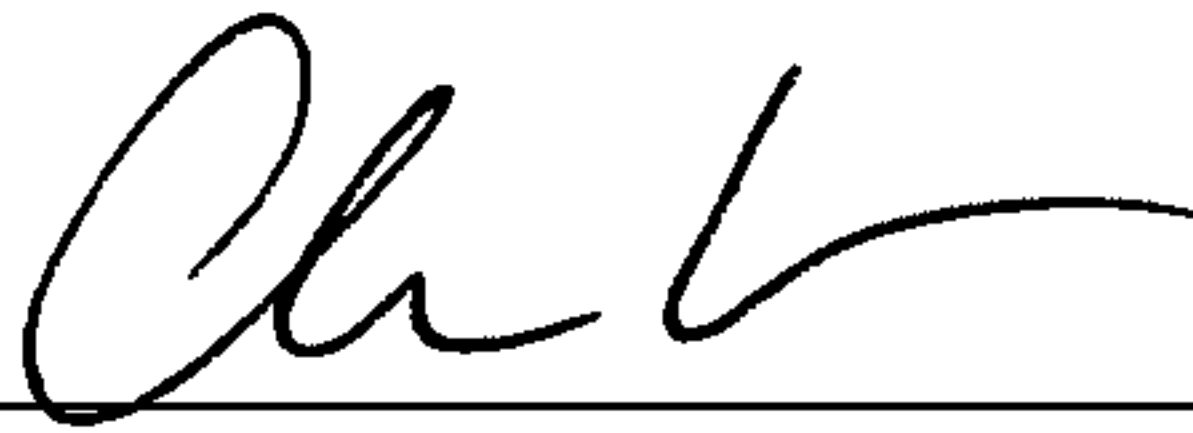
Subject to existing easements, restrictions and reservations of record, if any.

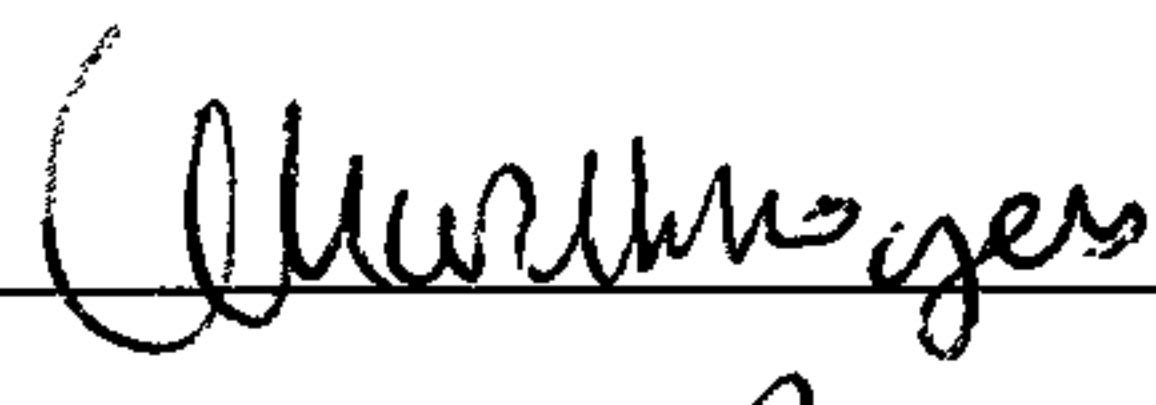
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27 day of September, 2024


Arijit De, Grantor


Neha Avinash Sinha, Grantor


Chloe Davis, Witness


Martha Rogers, Witness

Acknowledgement

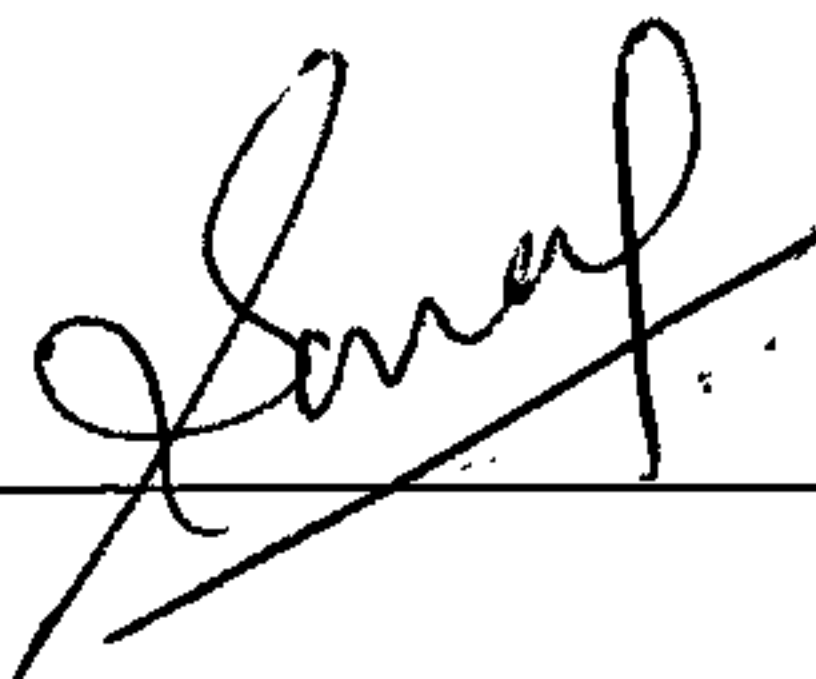
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California)
County of Contra Costa)ss.

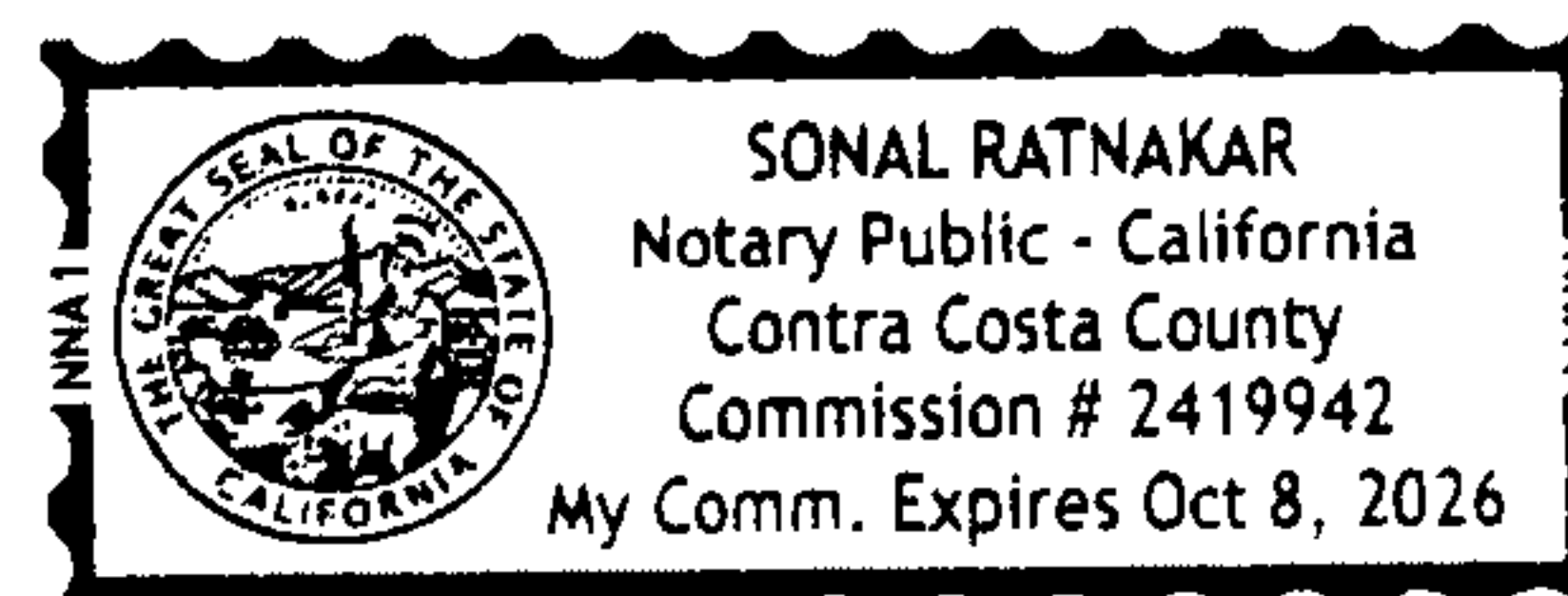
On 27 September 2024 before me, Sonal Ratnakar, notary public, personally appeared Arijit De and Neha Avinash Sinha, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they executed 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.

Signature 

(Seal)



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Arijit De and Neha Avinash Sinha
 Mailing Address 207 Escobar Place
San Ramon, California 94583

Grantee's Name 163 Hidden Creek Cove Trust
 Mailing Address 3225 McLeod Drive, Suite 777
Las Vegas, Nevada 89121

Property Address 163 Hidden Creek Cove
Pelham, Alabama 35124

Date of Sale 11/19/2021
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 223,500

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 9/21/24

Print ARIJIT DE

Unattested

(verified by)

Sign Arijit De, Manager of NurtureHope, LLC, Trustee

(Grantor/Grantee/Owner/Agent) circle one

Phase see notary attached →

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2024 01:53:15 PM
\$254.50 DANIEL
20241022000331050

Alvin S. Byrd

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

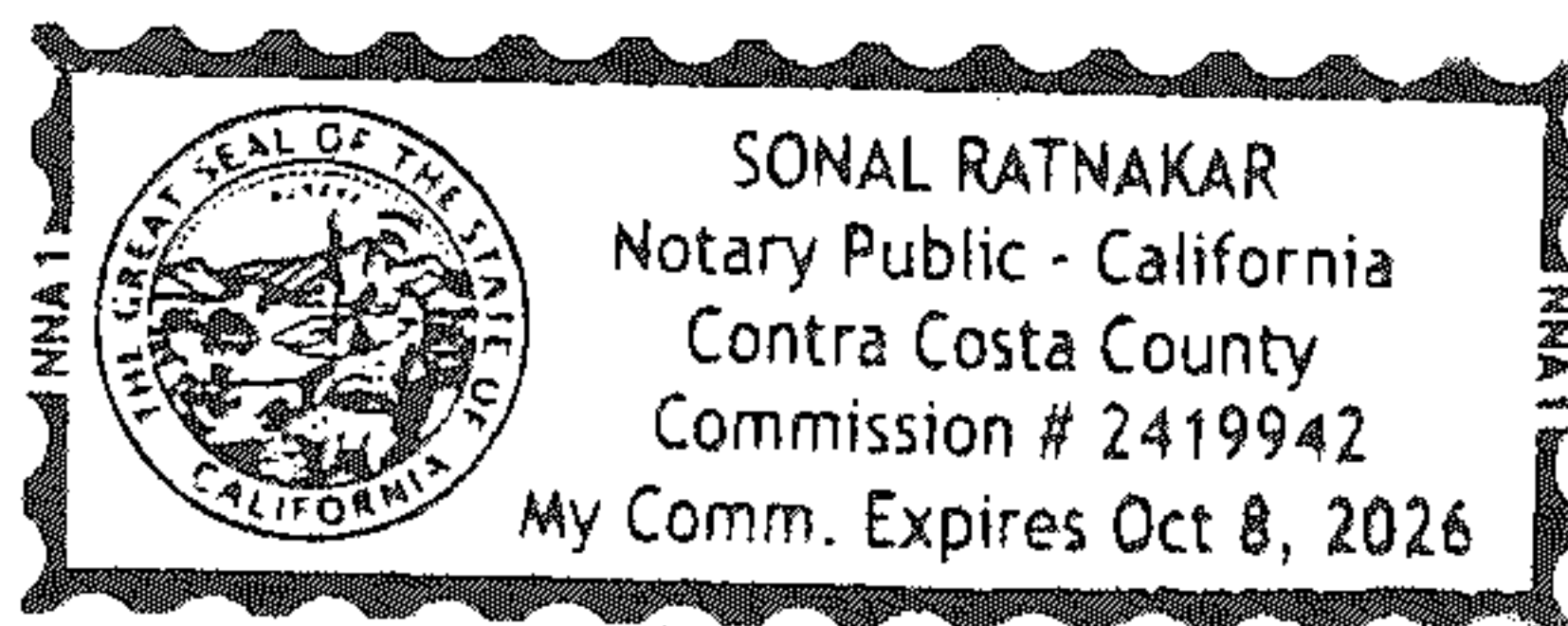
County of Contra Costa }

On 27 September 2024 before me, Sonal Ratnakar, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Arijit De

Name(s) of Signer(s)

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

Sonal
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: _____

Document Date: _____ Number of Pages: _____

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: _____