

**Instrument Prepared By:**

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

**Mail All Tax Statements To:**

727 Cahaba Manor Court 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 **727 Cahaba Manor Court 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 14, except the North 5 feet thereof, according to the Survey of Cahaba Manor Townhomes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of Probate of Shelby County, Alabama.**

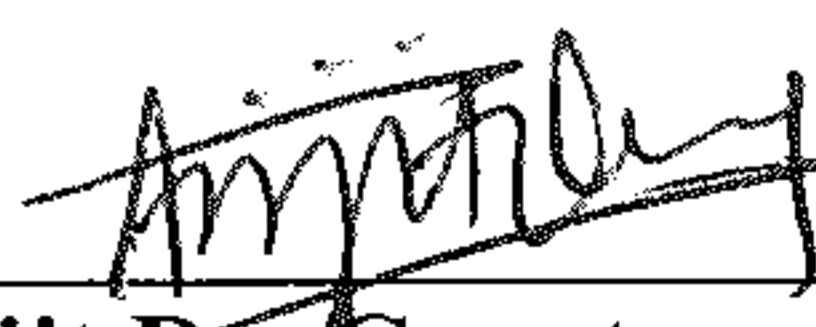
This being the same property conveyed to Arijit De and Neha Avinash Sinha, husband and wife by Deed from Benjamin P McDow, a single person, dated July 22, 2021, Instrument No. 20210728000363830.

Parcel ID # 13 1 12 2 004 031.000


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

  
Chloé Davis, Witness

  
Thao Nguyen, Witness

Acknowledgement

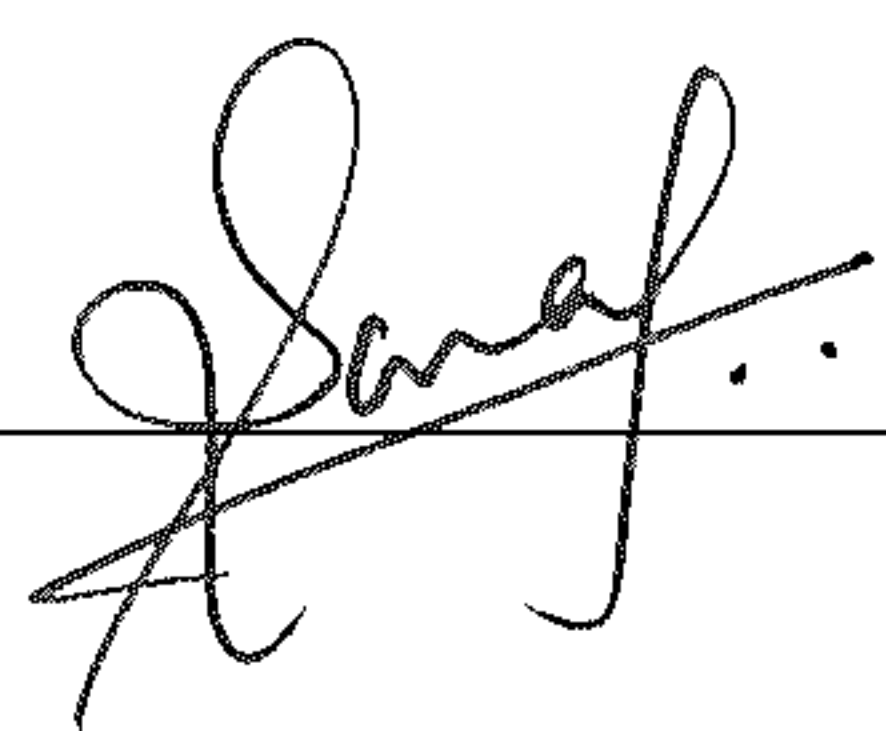
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California )  
County of Contra Costa )ss.

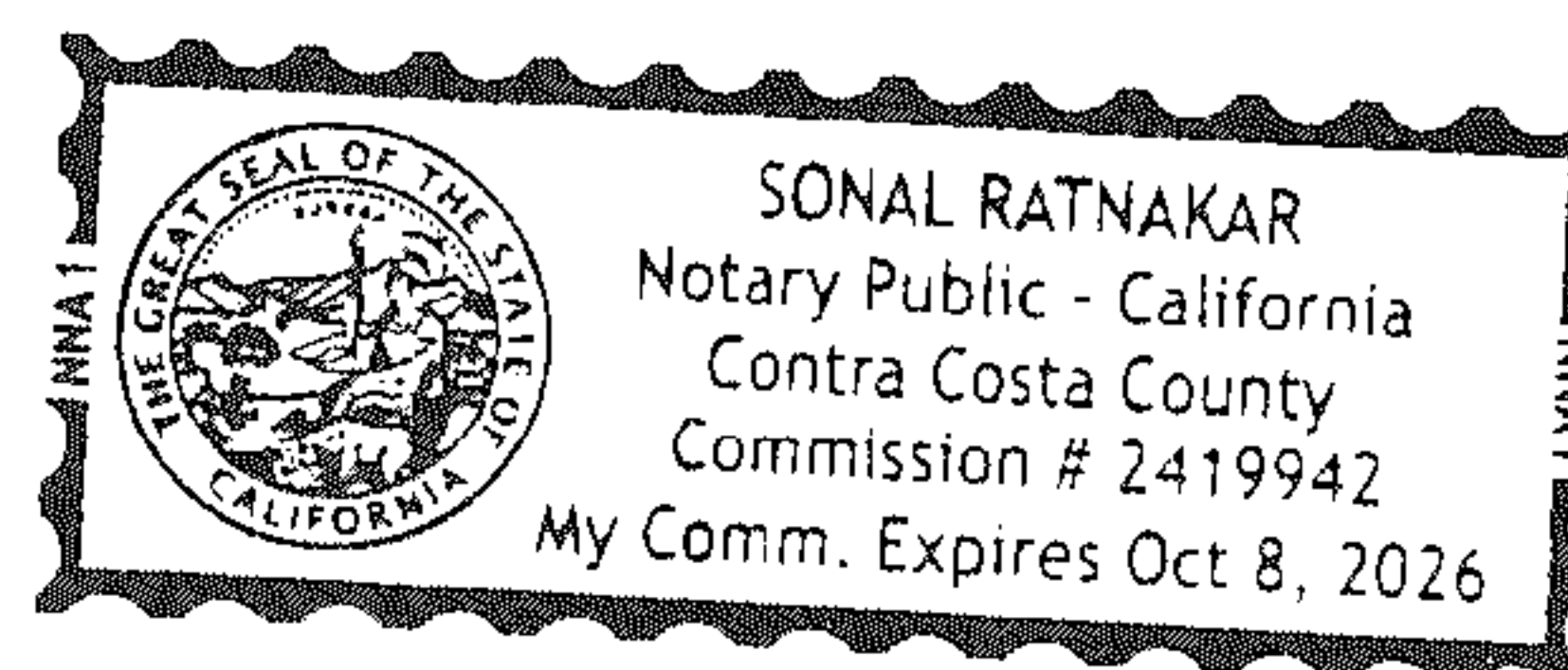
On 27<sup>th</sup> September 2024 before me, Sonal Ratnakar, notary public, personally appeared Arijit De and Neha Avinash Sinha, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, sworn to and acknowledged to me that he/she/they 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 727 Cahaba Manor Court Trust  
 Mailing Address 3225 McLeod Drive, Suite 777  
Las Vegas, Nevada 89121

Property Address 727 Cahaba Manor Court  
Pelham, Alabama 35124

Date of Sale 7/28/2021  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 178,100

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 9/27/24

Print ARIJIT DE

☐ Unattested  
 (verified by)

Sign Arijit De, Manager of NurtureHope, LLC, Trustee  
 (Grantor/Grantee/Owner/Agent) circle one

*Please see notary attached →*

**Form RT-1**



**CALIFORNIA ACKNOWLEDGMENT**

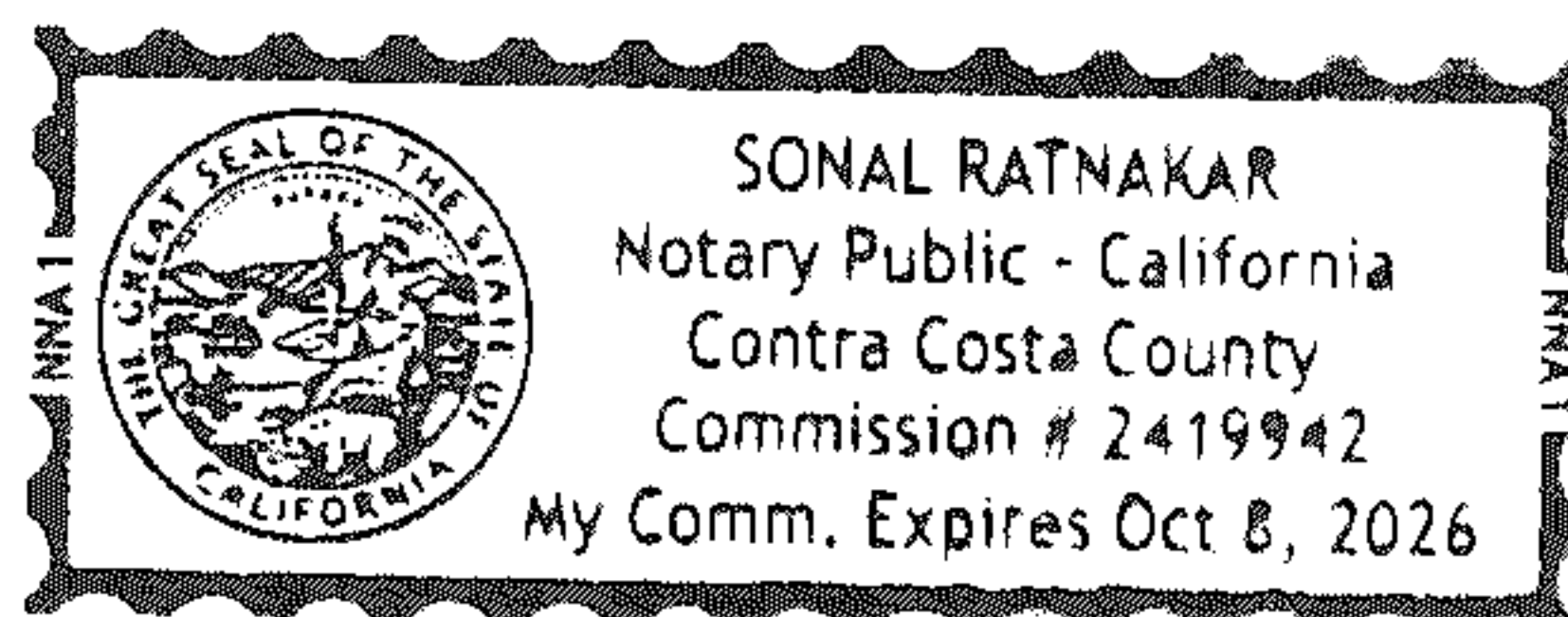
CIVIL CODE § 1189

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 CostaOn 27<sup>th</sup> September 2024 before me, Sonal Ratnakar, Notary Public,  
Date Here Insert Name and Title of the Officerpersonally 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

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: \_\_\_\_\_

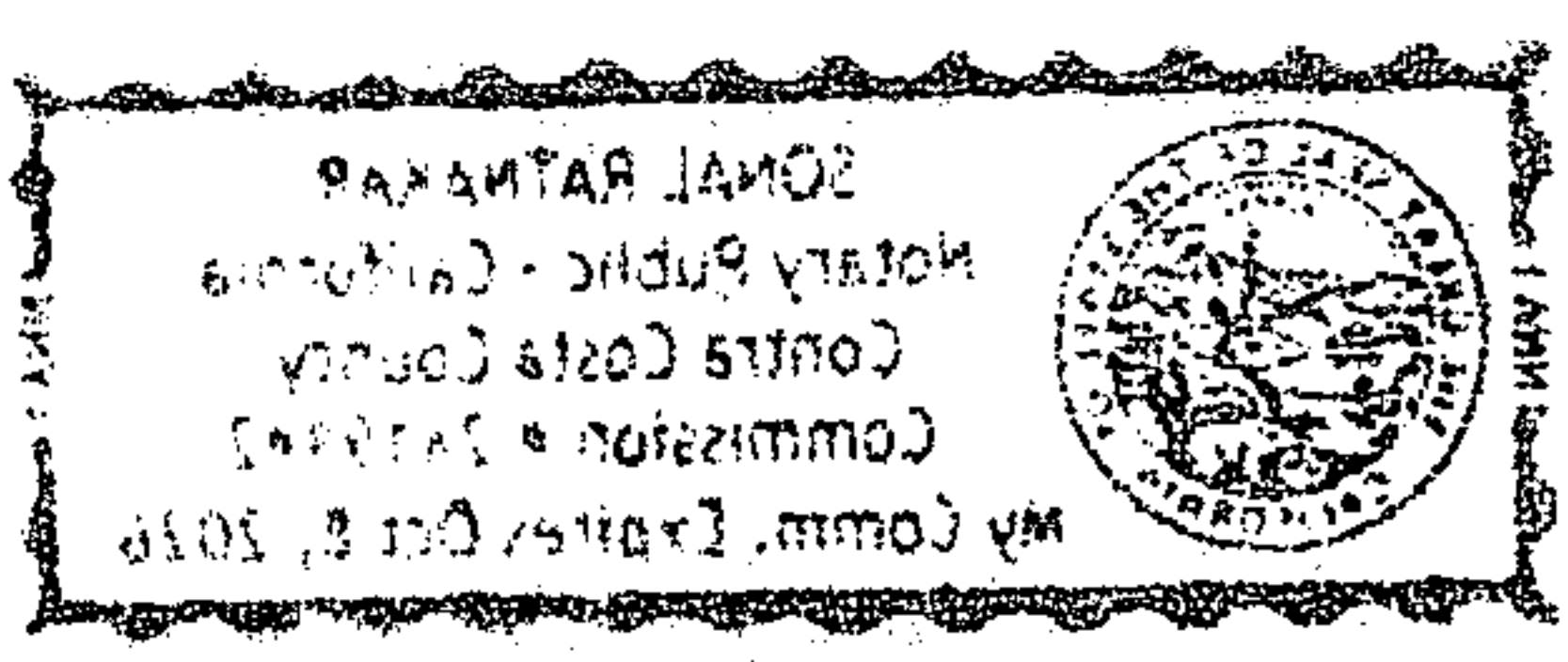
Signer is Representing: \_\_\_\_\_

NOTARIAL PUBLIC - ALABAMA  
My Comm. Expires 08/21/2026  
Commission # 24000331120  
Cathy Costa (COSTA)  
Notary Public - Alabama

Shelby County, Alabama

And I, *[Signature]*, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Notary Public - Alabama  
My Comm. Expires 08/21/2026  
Commission # 24000331120  
Cathy Costa (COSTA)  
Notary Public - Alabama



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/22/2024 02:19:12 PM**  
**\$212.50 DANIEL**  
**20241022000331120**

*Allen S. Bayl*