

SEND TAX NOTICE TO:

Kalyan Prudhvi and Jayasree Jonnadula
3090 Somerset Trace
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED NINETY THREE THOUSAND NINE HUNDRED SEVENTY FIVE AND 00/100 (\$793,975.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeffrey K. Maynard and Marleen M. Maynard, a married couple,** whose address is 5009 Aberdeen Way Birmingham AL 35242 (hereinafter "Grantor", whether one or more), by **Kalyan Prudhvi and Jayasree Jonnadula**, whose address is 3090 Somerset Trace, Birmingham, AL 35242, (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 **Kalyan Prudhvi, and Jayasree Jonnadula, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 3090 Somerset Trace, Birmingham, AL 35242 to-wit:

Lot 1200, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 22, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

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 excepted.

Subject to a third-party mortgage in the amount of \$754,200.00 executed and recorded simultaneously herewith.

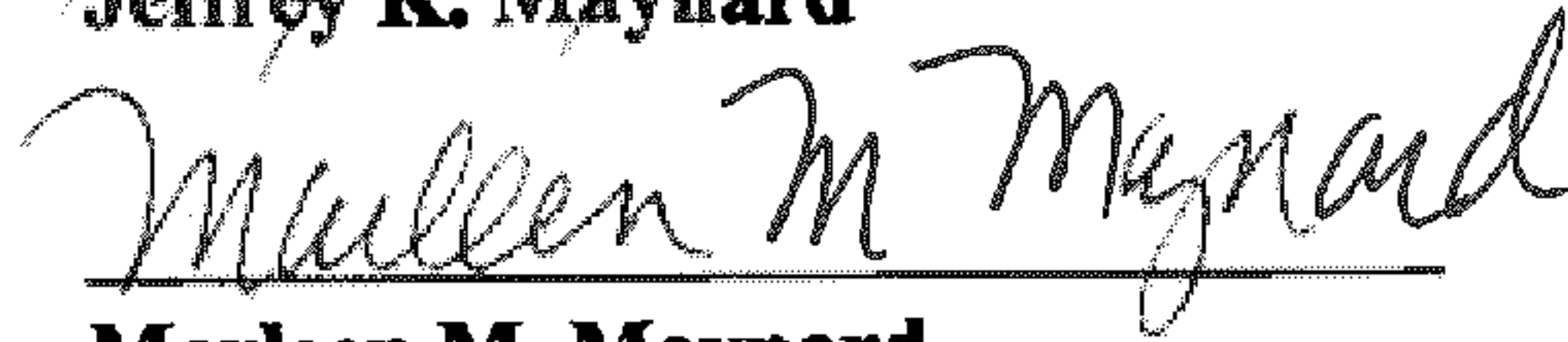
Jeff Maynard is one and the same as Jeffrey K. Maynard. Marleen Maynard is one and the same as Marleen M. Maynard,

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of January, 2025.



Jeffrey K. Maynard

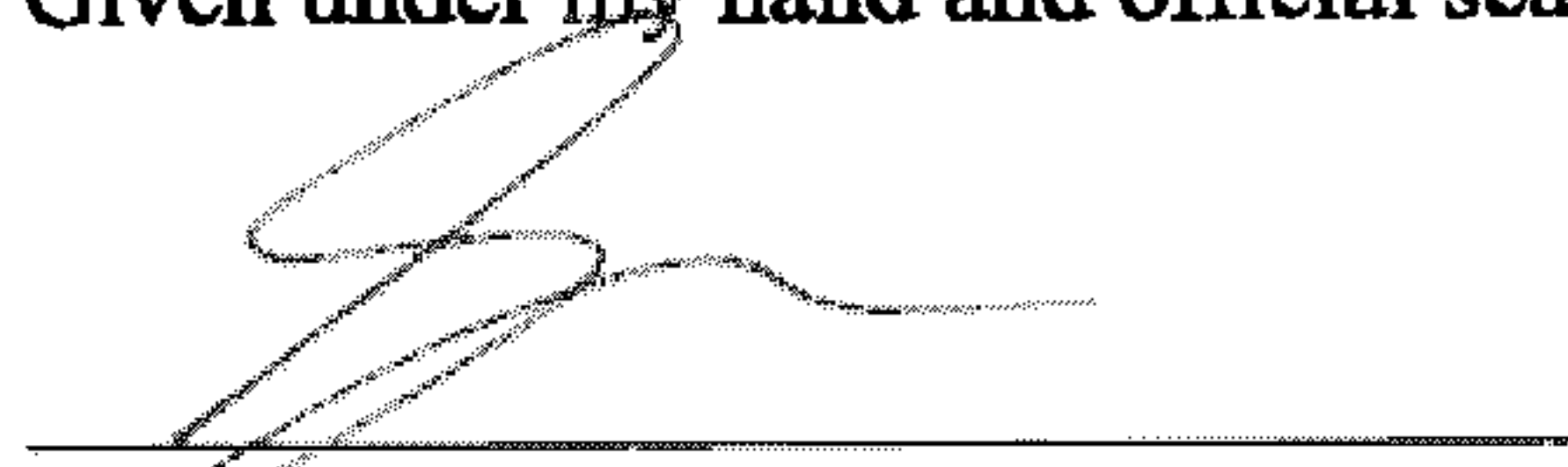


Marleen M. Maynard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey K. Maynard and Marleen M. Maynard whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2025.



Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2025 11:38:43 AM
\$821.00 PAYGE
20250127000025060

