

2025021300044450 1/3 \$664.00
Shelby Cnty Judge of Probate, AL
02/13/2025 11:35:00 AM FILED/CERT

THIS DEED PREPARED BY:

Kent Walker, Esq.
Walker Estate Planning
6075 Barfield Road
Atlanta, GA 30328

STATE OF ALABAMA
COUNTY OF SHELBY

Warranty Deed
Joint With Rights of Survivorship

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ANIKET MALHOTRA AND TESHI KAUSHIK, a married couple with Joint Tenants with Rights of Survivorship**, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto the **JOINT REVOCABLE TRUST OF ANIKET MALHOTRA AND TESHI KAUSHIK, DATED 07/13/2021, ANIKET MALHOTRA AND TESHI KAUSHIK, TRUSTEES** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 206, according to the Survey of Kirkman Preserve, Phase 4A, as recorded in Map Book 44, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set their hand and seal this 1st day of August, 2024.

John Sh

WITNESS

Lauren E. Head

WITNESS

Aniket

ANIKET MALHOTRA

{L.S.}

Teshi

TESHI KAUSHIK

{L.S.}

STATE OF Jefferson
COUNTY OF Alabama

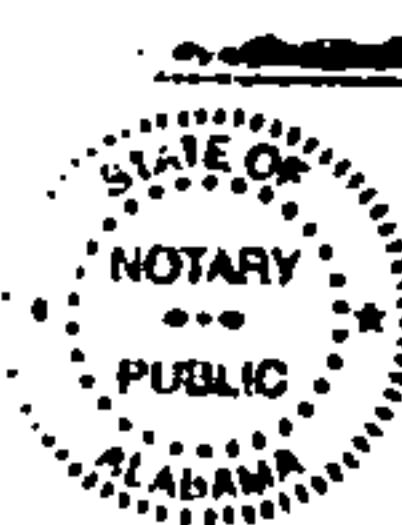
I, the undersigned notary public, in and for said county and state, hereby certify that **ANIKET MALHOTRA AND TESHI KAUSHIK**, husband and wife, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1st day of August, 2024.

Deneese O. Pounds

Notary Public:

My commission expires: _____

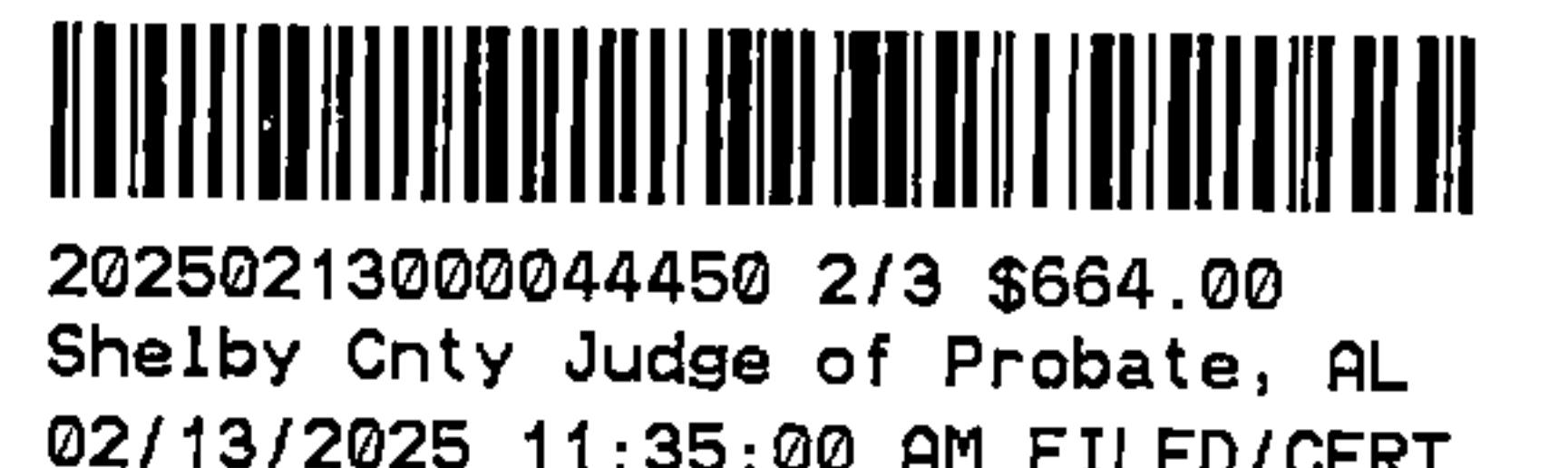


DENESE O. POUNDS
My Commission Expires
May 11, 2028

GRANTEE'S MAILING ADDRESS:

2025 Kirkman Drive

Hoover, Alabama 35242



Real Estate Sales Validation Form

2025021300044450 3/3 \$664.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Aniket Malhotra and Teshi Kaushik
Mailing Address 2025 Kirkman Drive
Hoover, AL - 35242

Joint Revocable Trust of Aniket Malhotra
Grantee's Name and Teshi Kaushik, Dated 7/13/2021
Mailing Address 2025 Kirkman Drive
Hoover, AL - 35242

Property Address 2025 Kirkman Drive
Hoover, AL - 35242

Date of Sale _____
Total Purchase Price \$ 635,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ 585,700

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
 Sales Contract
 Closing Statement

Appraisal
 Other

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 8/07/2024

Unattested

(verified by)

Print Aniket Malhotra

Sign Aniket

(Grantor/Grantee/Owner/Agent) circle one

Teshi Kaushik

Teshi