

This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Joseph Barnello, Jr. and Megan Barnello
229 Dawsons Cove Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Thirty-eight Thousand Nine Hundred and 00/100 Dollars (\$438,900.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Ramamohana R. Guttikonda, Trustee of the Dr. Ramamohana R. Guttikonda Family Revocable Trust, dated August 16, 2024** (herein referred to as "GRANTOR") does by these presents grant, bargain, sell and convey unto **Joseph Barnello, Jr. and Megan Barnello** (herein referred to as "GRANTEE", whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12 of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 20220413000151370 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$416,955.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

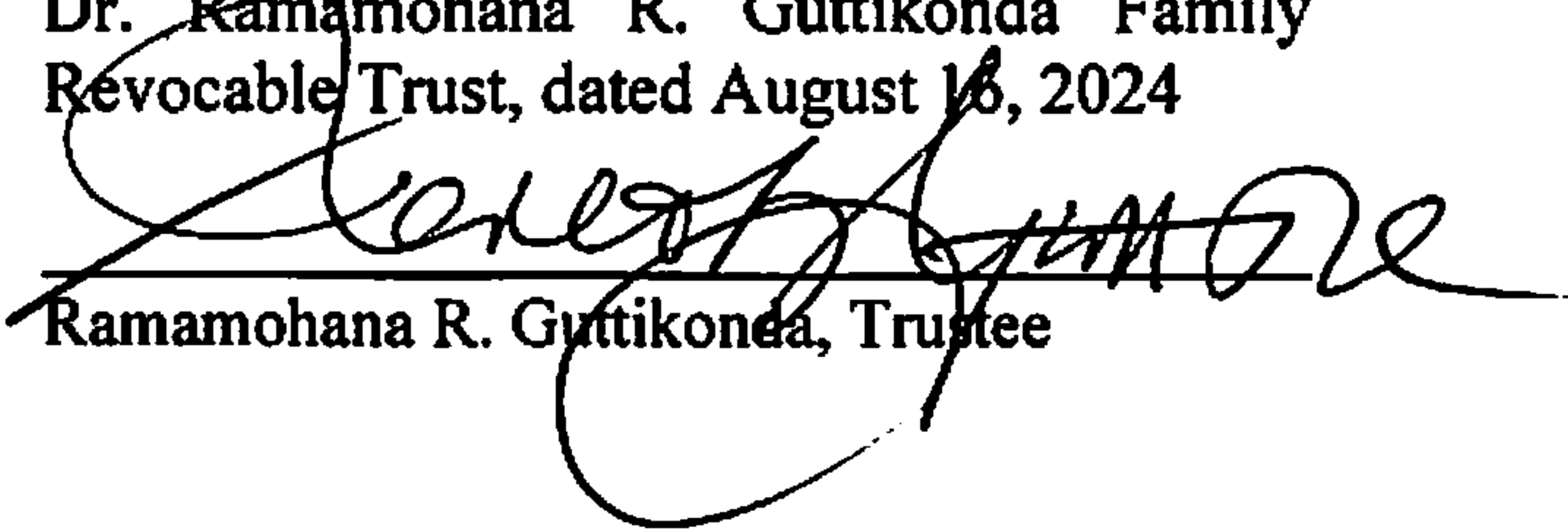
TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Ramamohana R. Guttikonda, Trustee of the Dr. Ramamohana R. Guttikonda Family Revocable Trust, dated August 16, 2024, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April, 2025.

WITNESS:

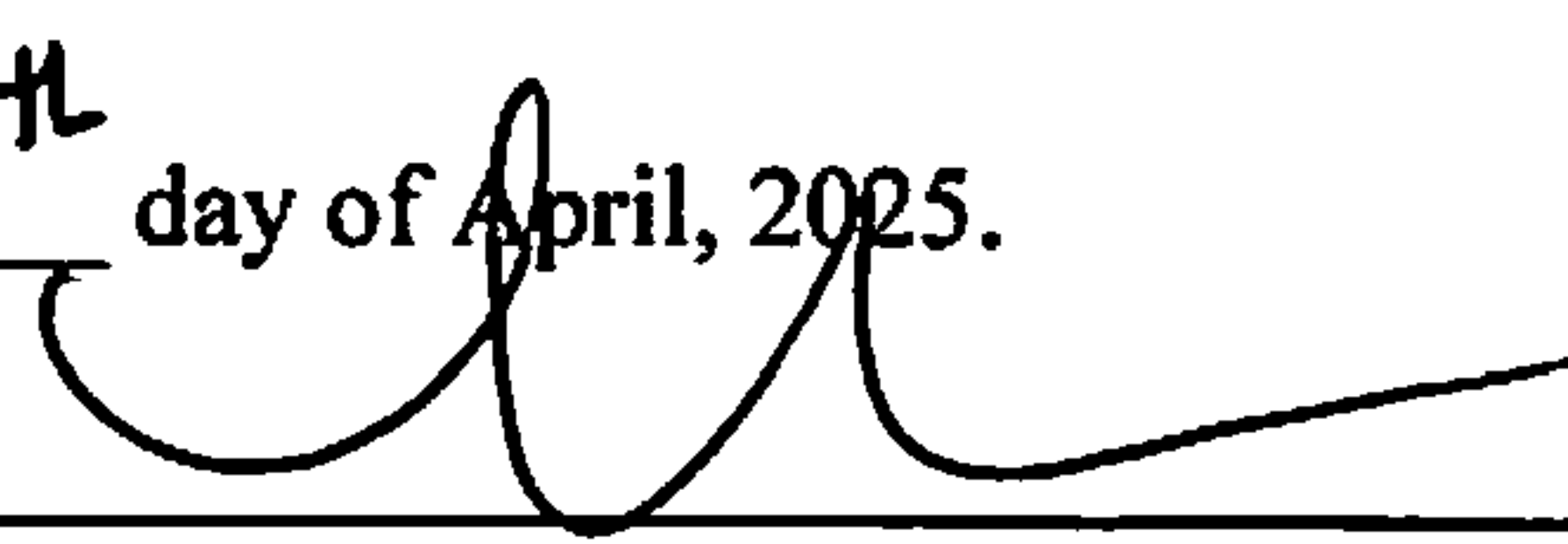
Ramamohana R. Guttikonda, Trustee of the
Dr. Ramamohana R. Guttikonda Family
Revocable Trust, dated August 16, 2024


Ramamohana R. Guttikonda, Trustee

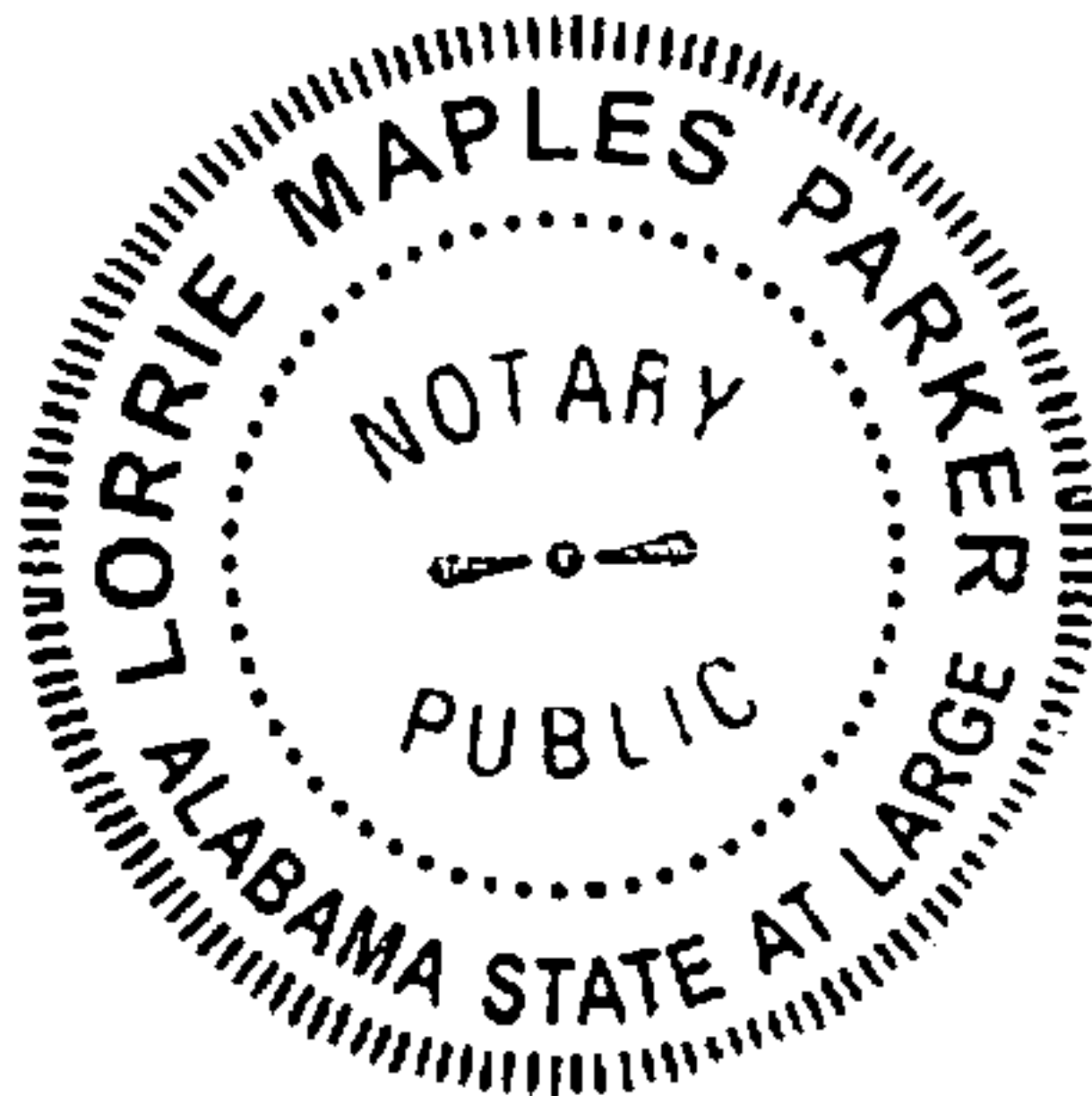
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, Lorrie Maples Parker, Notary Public for the State of Alabama, do hereby certify that Ramamohana R. Guttikonda, whose name as Trustee for that trust named The Dr. Ramamohana R. Guttikonda Family Revocable Trust, dated August 16, 2024, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 30th day of April, 2025.


Notary Public

My commission expires: 10/18/2027



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*****Grantor's Name** Ramamohana R. Guttikonda, Trustee
of the Dr. Ramamohana R.
Guttikonda Family Revocable Trust,
dated August 16, 2024**Mailing Address** 229 Dawsons Cove Drive
Alabaster, AL 35007**Property Address** 229 Dawsons Cove Drive
Alabaster, AL 35007**Grantee's Name** Joseph Barnello, Jr. and Megan
Barnello**Mailing Address** 229 Dawsons Cove Drive
Alabaster, AL 35007**Date of Sale** 4/30/2025
Total Purchase Price \$438,900.00**Or**
Actual Value \$**Or**
Assessor's Market Value \$

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 _____

Print Lonnie Maples ParkerSign _____
(Grantor/Grantee/Owner/Agent) circle one

Unattested Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

05/02/2025 02:23:54 PM

\$50.00 JOANN

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Allie S. Bayl