

Send Tax Notice to:
Helen Hendrix
1312 Applegate Dr
Atabaster, AL 35007

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-4025

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Anurag Sirish Karuparti and Catherine Karuparti, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

102 POPLAR ST UNIT 1 JERSEY CITY NJ 07307
by Helen Hendrix (herein referred to as "Grantee"), whose mailing address is
1312 Applegate Dr, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 1312 Applegate Drive, Alabaster, AL 35007, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Catherine Karuparti is one and the same person as Catherine Gambardella.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 16 day of May, 2025.

Anurag

Anurag Sirish Karuparti

Catherine Karuparti

Catherine Karuparti

STATE OF New Jersey
COUNTY OF Hudson

I, the undersigned Notary Public in and for said County and State, hereby certify that Anurag Sirish Karuparti and Catherine Karuparti 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 16 day of May, 2025.

Johanna E. Reyes
Notary Public

My Commission Expires: 3/12/2026

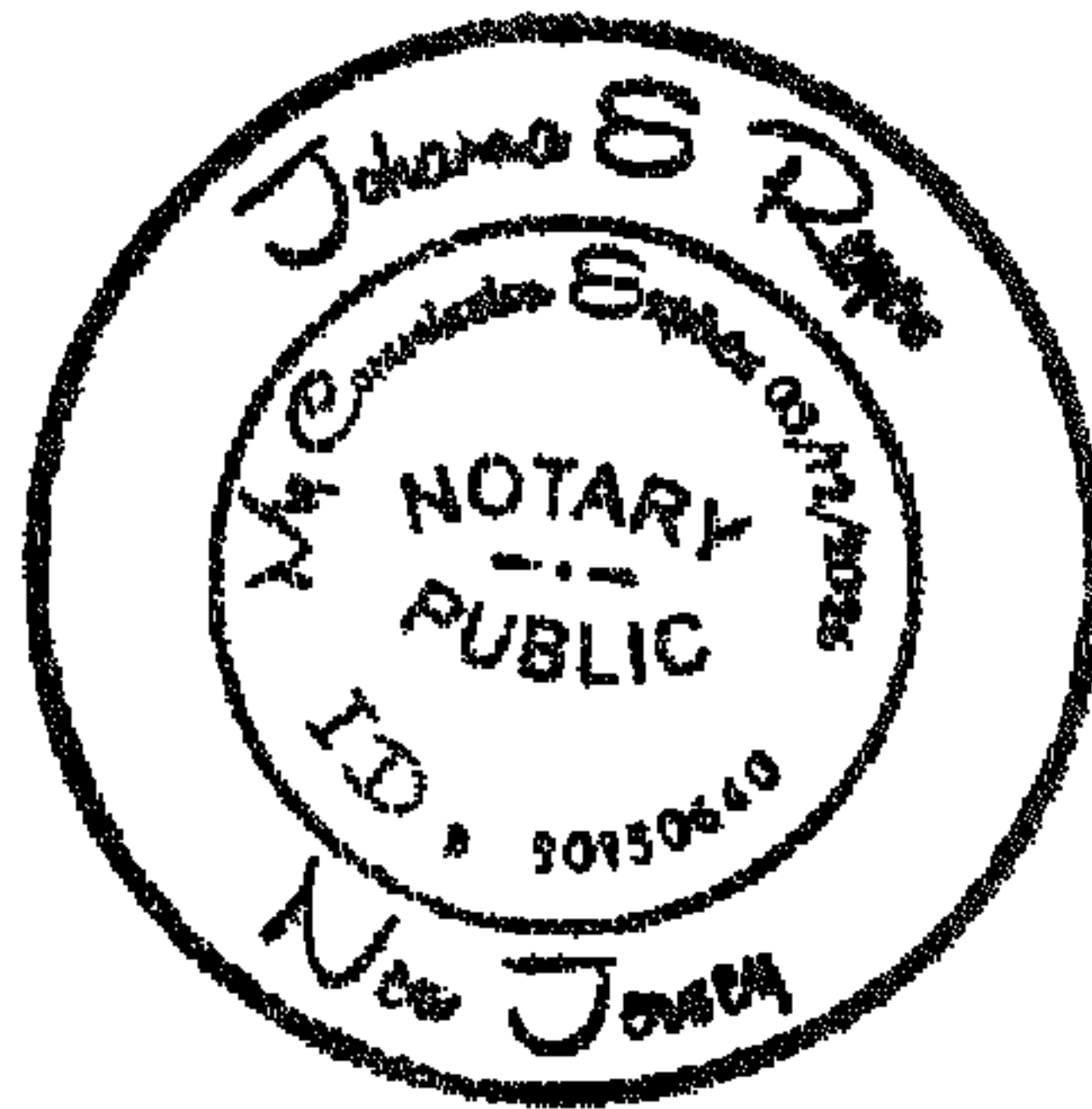


EXHIBIT A

Property 1:

Lot 33, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2025 10:36:44 AM
\$184.00 JOANN
20250519000151400
General Warranty Deed - Individual (AL)

Allen S. Bayl