

Send Tax Notice to:
Shanthi Ravikumar, Archana
Ravikumar, and Poojit Ravikumar

292 Griffin Park Trace
Birmingham, AL 35242

File: HML-25-7707

STATE OF ALABAMA
COUNTY OF SHELBY

***THIS INSTRUMENT
PREPARED WITHOUT
THE BENEFIT OR
OPINION OF TITLE.
PREPARER MAKES NO
WARRANTIES AS TO THE
ACCURACY OF THE
CONTENTS WITHIN THIS
INSTRUMENT***

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

County Appraised Value \$507,900.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$0.00) 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

Shanthi Ravikumar, Unmarried (herein referred to as "Grantor," whether one or more), whose mailing address is

292 Griffin Park Trace, Birmingham, AL 35242

by Shanthi Ravikumar, Archana Ravikumar, and Poojit Ravikumar (herein referred to as "Grantee," whether one or more), whose mailing address is

292 Griffin Park Trace, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **292 Griffin Park Trace, Birmingham, AL 35242**, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 23 day of July, 2025

Shanthi Ravikumar

Shanthi Ravikumar

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Shanthi Ravikumar 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 23 day of July, 2025.

Nedra McClinton Garrett

Notary Public

My Commission Expires:

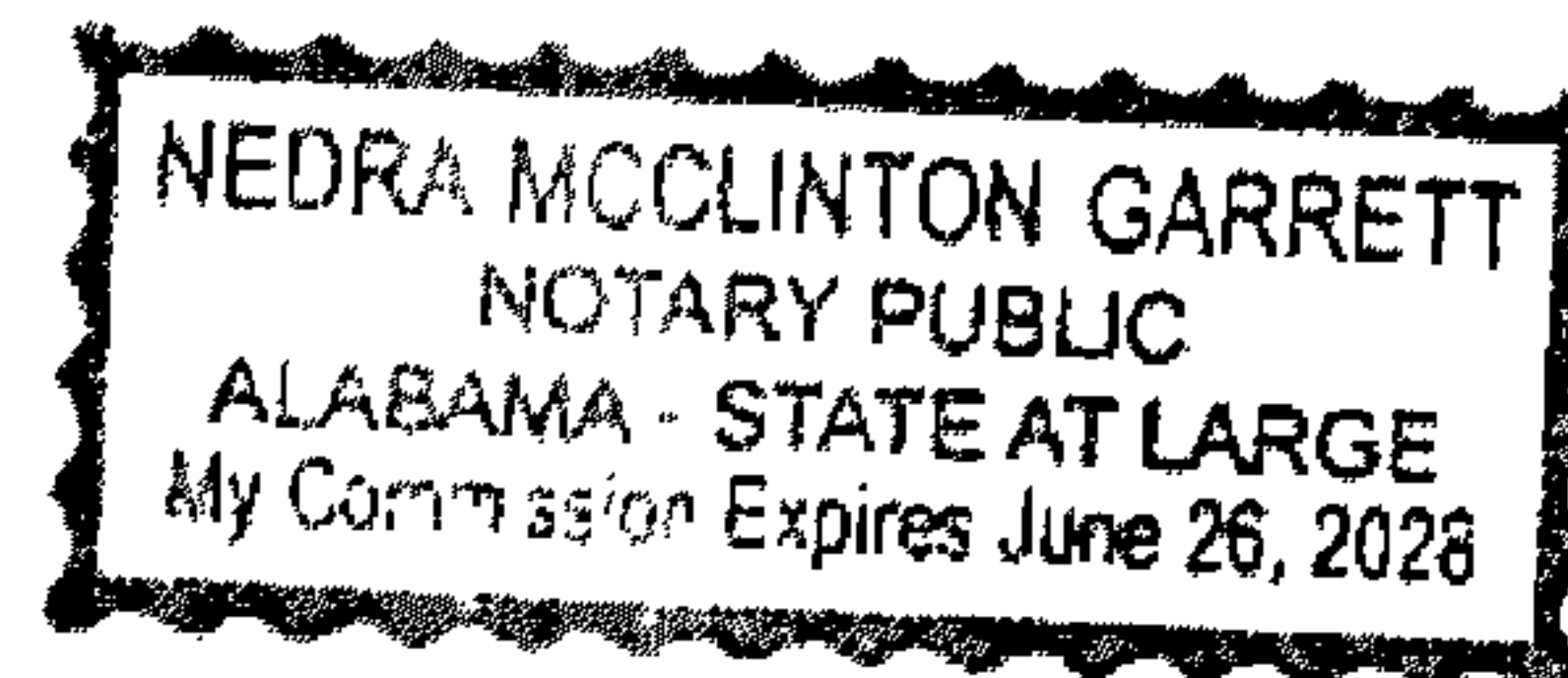
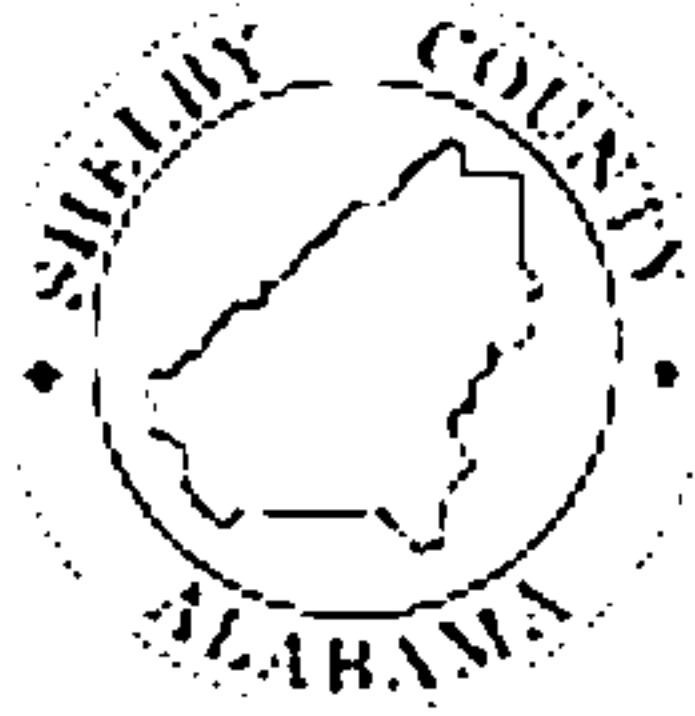


EXHIBIT A

Property 1:

LOT A-122, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE PARK AT EAGLE POINT
SECTOR I, PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 35, 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
07/23/2025 11:48:25 AM
\$537.00 PAYGE
20250723000223560

Allie S. Bayl