

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Christopher Dawson Mareno and Ashley Dawn Fallin  
**928 DAVENTRY TRAIL  
CALERA AL 35040**

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED THIRTY SIX THOUSAND AND 00/100  
(\$236,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kotte Enterprise LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Christopher Dawson Mareno, and Ashley Dawn Fallin (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 36, according to the Survey of Daventry Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$238,383.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 THE

KOTTE ENTERPRISE, LLC

*M. R. Muralikrishna*

By: MURALIKRISHNA KOTTE,  
ITS: MANAGING MEMBER

STATE OF  
COUNTY OF

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that MURALIKRISHNA KOTTE\_ whose name as Managing Member of KOTTE ENTERPRISE LLC, a Limited Liability Company, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company Given under my hand and official seal, this the 20th day of March, 2026

*19th*

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

*See attached*

\_\_\_\_\_  
Notary Public  
My Commission Expires:

*see attached ->*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Santa Clara

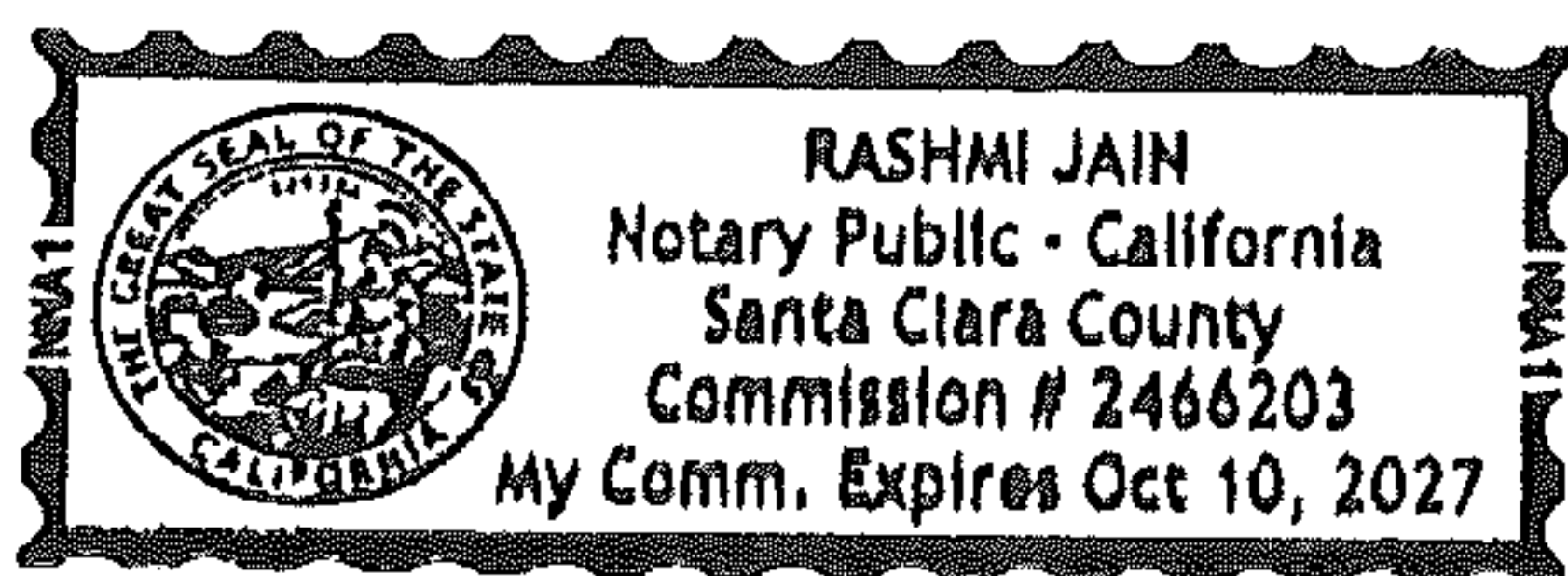
On March 19<sup>th</sup> 2026 before me, Rashmi Jain (Notary Public)  
Date Here Insert Name and Title of the Officer

personally appeared Muralikrishna R Kotte  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rashmi Jain  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/03/2026 02:43:10 PM**  
**\$32.00 KELSEY**  
**20260403000098500**

*Allen S. Beyl*

Real Estate Sales Validation Form  
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kotte Enterprise LLC	Grantee's Name	Christopher Dawson Mareno and Ashley Dawn Fallin
Mailing Address	928 Davenport Trail Calera, AL 35040		<u>928 DAVENTRY TRAIL</u> <u>CALERA AL 35040</u>
Property Address	928 Davenport Trail Calera, AL 35040	Date of Sale	March 20, 2026
		Total Purchase Price	\$236,000.00
		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  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other to

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: 03/20/2026

Print MURALIKRISHNA KOTTE

Sign: *M. R. Muralikrishna*

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1