



20140310000065830 1/3 \$181.50
Shelby Cnty Judge of Probate, AL
03/10/2014 12:29:52 PM FILED/CERT

Shelby County, AL 03/10/2014
State of Alabama
Deed Tax: \$161.50

After Recording Return to: *mail to*
YOGESH HARKISON MEHTA UST Global
3031 SOMERSET TRACE 345 Rouser Road
BIRMINGHAM, AL 35242 Suite 201 Building 5
File No. 01-131589 Moon Township, PA 15108

ORT

This document prepared by:
FRANK P. DEC. ESQ.
8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081

Tax ID No.: 09-3-06-0-001-001.119

Source of title: *Deed Instrument No 20031112000748610*

QUIT CLAIM DEED

**FAIR MARKET
VALUE: \$161,400.00**

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this *27TH* day of *FEBRUARY 2014*, by and between **SANTOK INTERNATIONAL, LLC, AN ALABAMA LIMITED LIABILITY CO.**, 239 MEADOW CROFT CIRCLE, BIRMINGHAM, AL 35242 hereinafter referred to as Grantor(s) and **YOGESH HARKISON MEHTA, A MARRIED PERSON, AS A SOLE AND SEPARATE PROPERTY**, 3031 SOMERSET, BIRMINGHAM, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 239 MEADOW CROFT CIRCLE, BIRMINGHAM, AL 35242
Property Tax ID No.: 09-3-06-0-001-001.119
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20031112000748610, Recorded: 11/12/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Property Address:
*239 meadow Croft Circle
Birmingham, AL 35242*

Assessor's parcel No. 09-3-06-0-001-001.119

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 27TH day of FEBRUARY 2014.

SANTOK INTERNATIONAL, LLC, AN ALABAMA LIMITED LIABILITY CO.

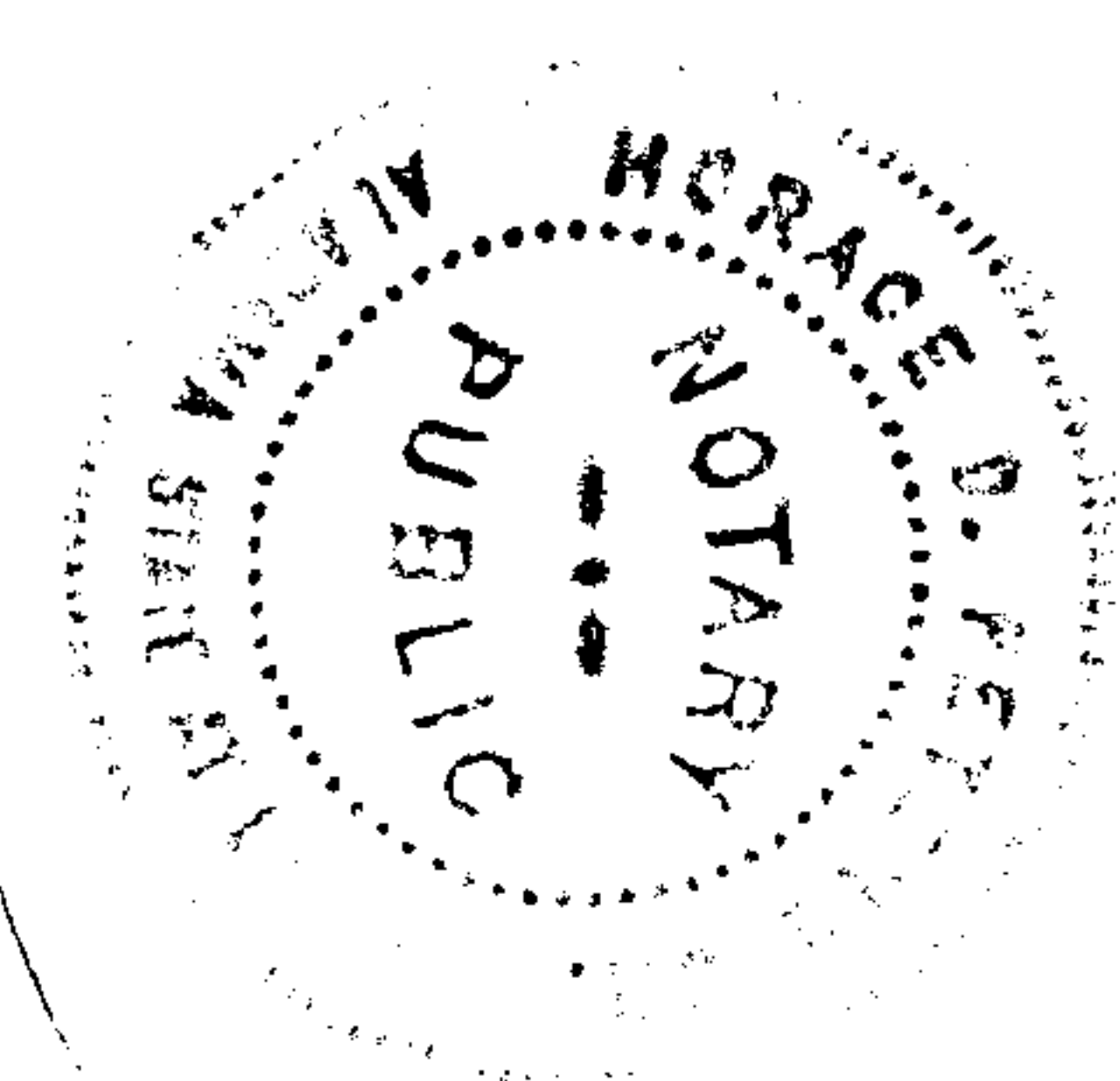
BY Yogesh Harkison Mehta
NAME: YOGESH HARKISON MEHTA
TITLE: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that YOGESH HARKISON MEHTA the authorized representative of SANTOK INTERNATIONAL, LLC, AN ALABAMA LIMITED LIABILITY (LLC) MEMBER ENTITY, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27TH day of FEB 2014

Horace D. Petre
NOTARY PUBLIC
My commission expires: 08/14 2015




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EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

UNIT 39 ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK TOWNHOMES, PHASE II, 1ST SECTOR AS RECORDED IN MAP BOOK 12, PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 09-3-06-0-001-001.119

PROPERTY COMMONLY KNOWN AS: 239 MEADOW CROFT CIRCLE, BIRMINGHAM, AL 35242