

20160210000043520 1/3 \$52.50
Shelby Cnty Judge of Probate, AL
02/10/2016 01:59:18 PM FILED/CERT

Send Tax Notice To:
Dilip V. Shah
3537 Cheshire Drive
Birmingham, AL 35243

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

WHEREAS, the Property was originally conveyed to Dilip V. Shah and wife, Pratima D. Shah pursuant to deed dated March 18, 1988, and recorded in Book 180, Page 883 of the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, Dilip V. Shah and wife, Pratima D. Shah conveyed the Property to Pratima D. Shah pursuant to deed dated July 25, 1995 and recorded as instrument 1995-21204 in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, Pratima D. Shah died June 9, 2009, survived by her husband, Dilip V. Shah and their three children, Ankeet D. Shah, Krishna D. Shah, and Amit D. Shah;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00), and for other good and valuable consideration in hand paid to the undersigned **ANKEET D. SHAH** ("Grantor"), a single man and a resident of the State of Florida, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quitclaim and convey unto **DILIP V. SHAH** ("Grantee"), a single man and resident of the State of Alabama all of his right, title, interest and claim in or to the following described real property situated in Shelby County, Alabama more particularly described as follows: (the "Property"):

Lot 76-A, according to the Resurvey, as recorded in Map Book 9, Page 10, in the Office of the judge of Probate of Shelby County, Alabama, of Lots 73 through 76, Meadow Brook, 5th Sector, First Phase. Mineral and mining rights excepted.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

Subject to:


- (1) Taxes for the current year and subsequent years; and
- (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and other conditions of record.

The Property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee, forever.

Given under my hand and seal this the 19th day of January, 2015.

GRANTOR:



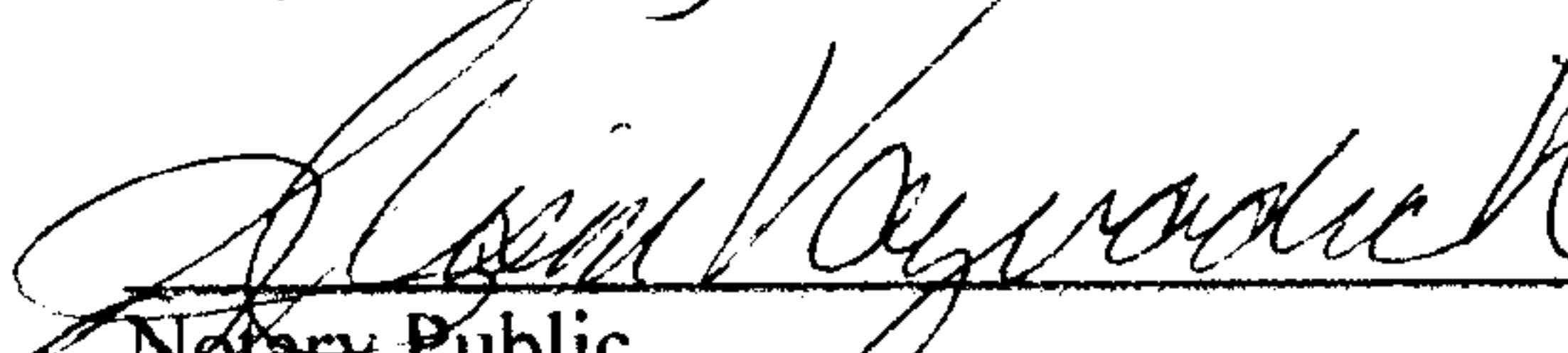
ANKEET D. SHAH

STATE OF FL)
Duval COUNTY)

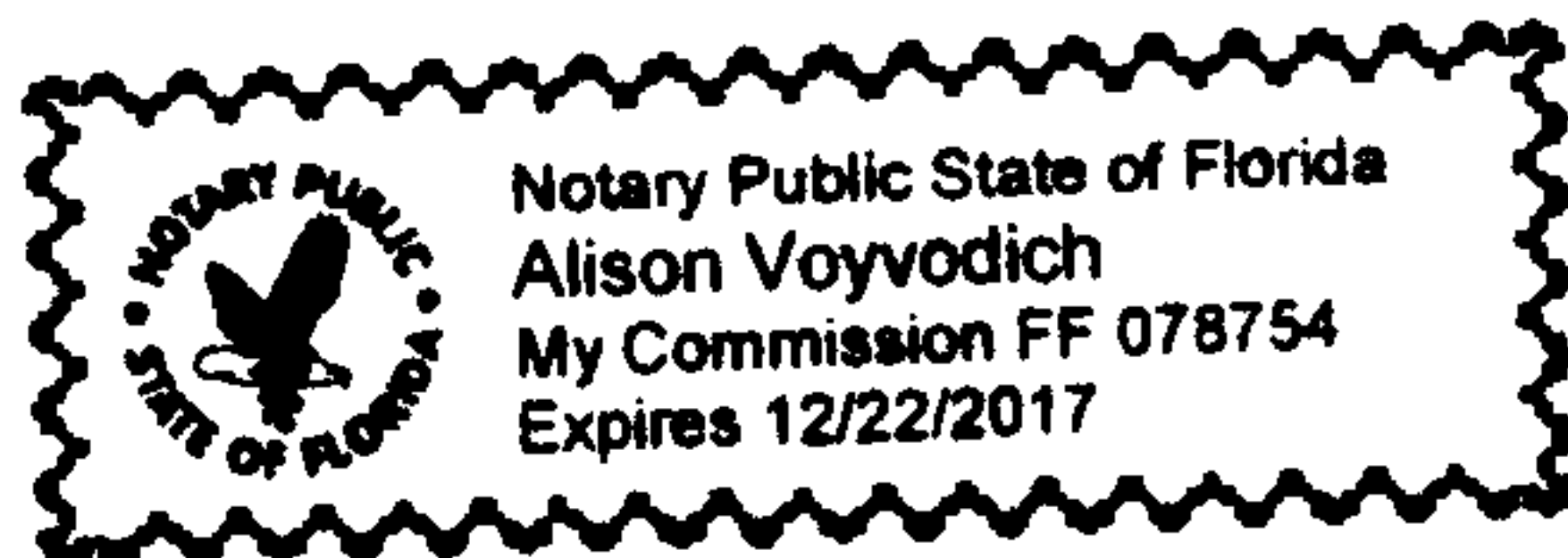
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ANKEET D. SHAH, whose name is signed to the foregoing Quitclaim Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of January, 2015.


[NOTARIAL SEAL]



Notary Public
My Commission Expires: 12-22-2017



This document prepared
(without benefit of a title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 43583
Birmingham, AL 35243


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ANKEET D. SHAH
Mailing Address 11601 4th St. Nth
Apt 913
St. Petersburg, FL 33716

Grantee's Name Dilip V. Shah
Mailing Address 3537 Cheshire Drive
Birmingham, AL 35243

Property Address 537 Cheshire Drive
Birmingham, AL 35243

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 241,900.00

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 AdValorem; Grantor's interest = \$32,150

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 29.2.16

Print Andrew J. Potts

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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