

Send tax notice to:
Biran B. Patel and Chaitali B. Patel
5510 Cedarshed Cove
Birmingham, Alabama 35242


20120824000319120 1/4 \$81.00
Shelby Cnty Judge of Probate, AL
08/24/2012 02:54:09 PM FILED/CERT

FRS File No.: 690317

Customer File No.: 8156023

WARRANTY DEED

STATE OF ALABAMA }
 :
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seventy Nine Thousand and No/100 Dollars** (\$279,000.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Cyrus W. Harper, II and Jamea M. Harper, husband and wife**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Biran B. Patel and Chaitali B. Patel**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to:

Ad volorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$219,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

For ad volorem tax appraisal purposes only, the address of the property is 5510 Cedarshed Cove, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns, forever, as joint tenants with right of survivorship.

Shelby County, AL 08/24/2012
State of Alabama
Deed Tax: \$60.00

AND GRANTOR does covenant with the said GRANTEE, ~~theirs~~ theirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, ~~theirs~~ theirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, ~~theirs~~ theirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 24th day of June, 2012.

Cyrus W. Harper, II (Seal) Jamea M. Harper (Seal)
Cyrus W. Harper, II Jamea M. Harper

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cyrus W. Harper, II Married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 24 day of June, 2012

Donald Donald Morgan (Seal)
Notary Public
April 6, 2014
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jamea M. Harper Married (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 24 day of June, 2012

Donald Donald Morgan (Seal)
Notary Public
April 6, 2014
My Commission Expires

This document prepared by: Victoria Mayfield, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216

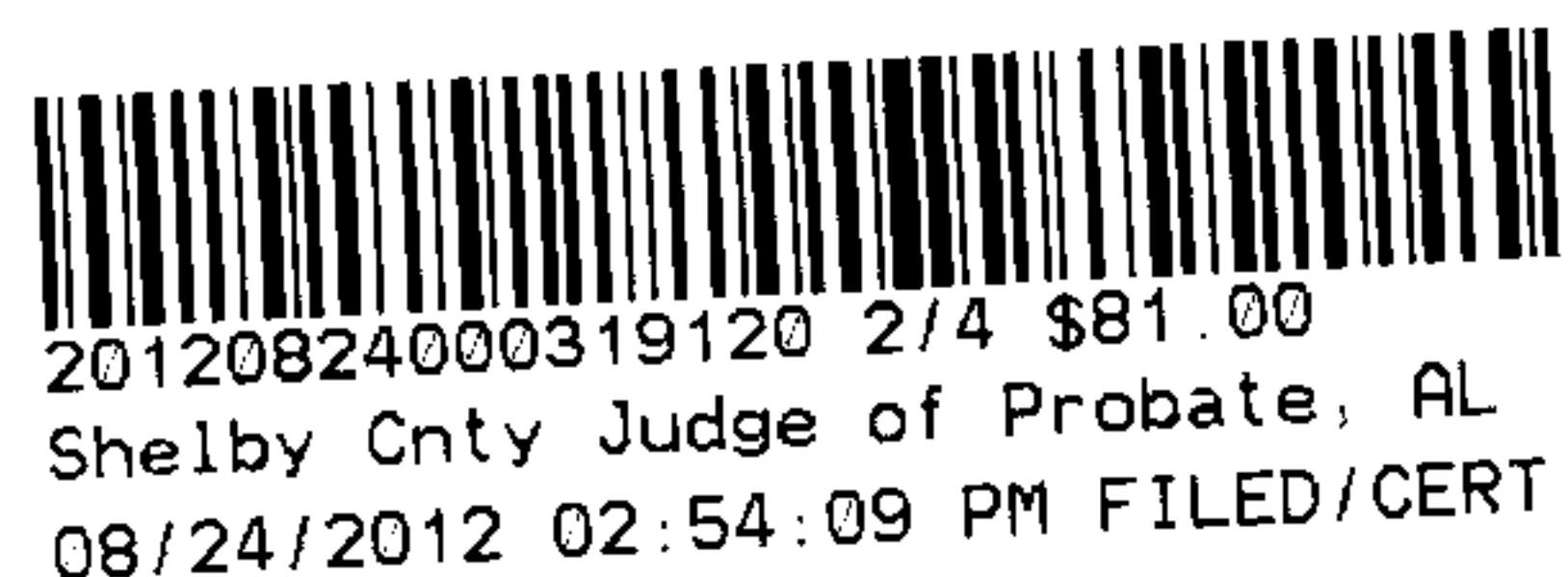


EXHIBIT A
LEGAL DESCRIPTION

Lot 67, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO A LIMITED EASEMENT to a part of Lot 74 of the Amended Map of Hickory Ridge as recorded in said Map Book 11, Page 79; described as follows:

Begin at the most Southeasterly corner of said Lot 74, thence run Southwesterly along the South line of said Lot 74 a distance of 92.20 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North a distance of 31.00 feet; thence turn right 62 degrees 25 minutes 51 seconds and run Northeast a distance of 93.90 feet to a point on the East line of said Lot; thence turn right 110 degrees 42 minutes 26 seconds and run Southeast 75.00 feet to the point of beginning.



20120824000319120 3/4 \$81.00
Shelby Cnty Judge of Probate, AL
08/24/2012 02:54:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brookfield Relocation, Inc.
Mailing Address 16260 N. 71st St., Ste. 385
Scottsdale, AZ 85254

Grantee's Name Biran B. Patel
Chaitali B. Patel
Mailing Address 5510 Cedarshed Cove
Birmingham, AL 35242

Property Address 5510 Cedarshed Cove
Birmingham, AL 35242

Date of Sale August 9, 2012
Total Purchase Price \$279,000.00

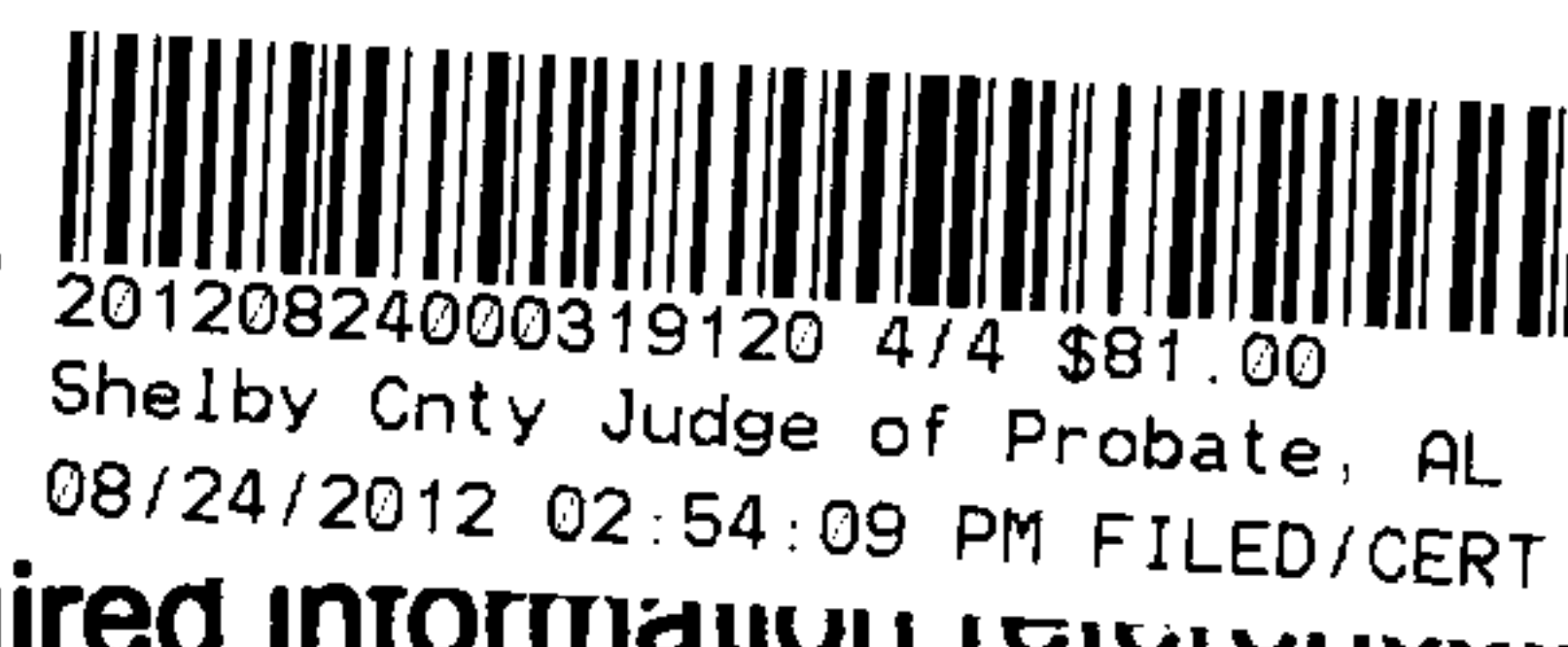
or
Actual Value \$

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



If the conveyance document presented for recordation contains all of the required information 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 8/9/12

Print Clayton T. Sweeney, Agent for
Brookfield Relocation, Inc.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one