

CORPORATION WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Brock Maddox, LLC
5167 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred thirty five thousand seven hundred and no/100 (\$235,700.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Rajpari, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brock Maddox, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the address of which is 1314 - 1st St. N., Alabaster, AL 35007, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Rajpari, Inc.**, by Irfran Rajpari, its President, who is authorized to execute this conveyance, has hereunto set my hand and seal this 14th day of December, 2012.



Rajpari, Inc.
By: Irfran Rajpari
Its: President

Shelby County, AL 12/19/2012
State of Alabama
Deed Tax: \$236.00

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Irfran Rajpari, whose name as President of Rajpari, Inc., a corporation, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 14th day of December, 2012.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-2014

EXHIBIT "A"

Part of Lots 4 and 5, Block 1, George's Subdivision of Keystone, as recorded in the Probate Office of Shelby County, Alabama, in Plat Book 3, Pages 63 and 79 more particularly described as follows:

Begin at the Southwest corner of Section 25, Township 20 S, Range 3 West; run thence N 89°13' E along the S line of said section 258.5 feet to a point on the old right of way of US Highway 31; run thence at an angle of 75°33' left 340 feet to the original Southwest corner of Lot 4; run thence at an angle of 75°33' right 79.6 feet to a point on the new right of way of US Highway 31 for a point of beginning; thence continue on a prolongation of said line 120.4 feet to the Southeast corner of Lot 4; run thence at an angle of 75°33' left 129.9 feet; run thence at an angle of 90° left 116.6 feet to a point on the highway right of way; run thence at an angle of 90° 160 feet along the highway right of way to the point of beginning.



20121219000485300 2/3 \$254.00
Shelby Cnty Judge of Probate, AL
12/19/2012 12:17:13 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 Rajpari, Inc.
Mailing Address 10605 Hwy. 31
Calera, AL 35040

Grantee's Name Brock Maddox, LLC
Mailing Address 5167 Greystone Way
Birmingham, AL 35242

Property Address 1314 - 1st St. N.
Alabaster, AL 35007

Date of Sale 12/14/2012

Total Purchase Price \$ 235,700.00

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 referenced above, the filing of this form is not required.



20121219000485300 3/3 \$254.00
Shelby Cnty Judge of Probate, AL
12/19/2012 12:17:13 PM FILED/CERT

Instructions

Grantor's name and mailing address - provide the name of the person or persons 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 12/14/12

Print Kelly B. Furgerson

Unattested

(verified by)

Sign

Kelly B. Furgerson
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1