

20130110000013690 1/4 \$471.00
Shelby Cnty Judge of Probate, AL
01/10/2013 10:56:46 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED AND NO/100ths DOLLARS (\$100.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Vinaben D. Patel, an unmarried person** (hereinafter referred to as "Grantor"), hereby grants, bargains, sells, transfer and conveys unto **Rakesh D. Patel as Trustee of the Vinaben D. Patel Trust For Rakesh D. Patel** (hereinafter "Grantee") the following described real property situated, lying and being in Shelby County, Alabama, to wit:

SEE ATTACHED SCHEDULE A

The property herein conveyed is not the homestead of The Grantor.

The property is transferred as-is without representation of warranty of any kind (except as herein expressly provided). It is conveyed subject to covenants, restrictions, encumbrances, and zoning regulations or ordinances of record.

IN WITNESS WHEREOF, the undersigned **Vinaben D. Patel** executed this instrument on the 31 day of December, 2012.

VINABEN D. PATEL
Vinaben D. Patel

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vinaben D. Patel**, 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 official seal this 31 day of December, 2012.

Notary Public

Deborah K. [Signature]

My Commission Expires:

4-21-14

Grantees' Addresses:

Rakesh D. Patel, Trustee
Vinaben D. Patel Trust for Rakesh D. Patel
2098 Royal Fern Lane
Birmingham, AL 35244

This Instrument was prepared by:

Steve E. Martin, Esq.
3 Riverchase Office Plaza, Suite 212
Hoover, AL 35244

The preparer of this document has acted as a scrivener only and has performed no title work with respect to the subject property.

396-Deed-ShelbyMotorLodge02012012
s/law/client documents



Lawyers Title Insurance Corporation

A Stock Company

Home Office - Richmond, Virginia

SCHEDULE A cont'd.

LEGAL DESCRIPTION:

PARCEL ONE: Lot 13 in Block 1 according to Map of George's Subdivision, Keystone, Alabama, recorded in Map Book 3, Page 63, in Probate Office of Shelby County, Alabama, Excepting right of way of Birmingham-Montgomery 4 Lane Highway. Minerals and Mining rights excepted.

PARCEL TWO: A part of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the intersection of Northerly line of Lot 13, Block 1, George's Subdivision of Keystone, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, on Page 63, and the East R/O.W line of Highway 31, run in a Northerly direction along said East right of way line a distance of 30 feet to point of beginning; thence turn an angle to the right of 75 deg. 14' and run a distance of 119.34 feet in an Easterly direction to an iron stake; thence turn an angle to the right of 104 deg. 26' 30" and run a distance of 30 feet in a Southerly direction to an iron stake; thence turn an angle to the right of 75 deg. 33' 30" and run a distance of 119.51 feet in a Westerly direction to an iron stake; thence turn an angle to the right of 104 deg. 46' and run in a Northerly direction 30 feet to the point of beginning.

PARCEL THREE: A part of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the intersection of the East right of way line of U. S. Highway #31 and the North line of Lot 13, Block 1 George's Subdivision of Keystone, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 63, run in a Northerly direction along said East right of way line for a distance of 30 feet to a point of beginning; thence continue along the last mentioned course for a distance of 60 feet; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a distance of 227.63 feet; thence turn an angle to the right of 165 deg. 14' and run in a Westerly direction for a distance of 235.40 feet more or less to point of beginning.

Schedule A Page 2 No.

H 417803

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ORIGINAL



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Litho in U.S.A.

Real Estate Sales Validation Form

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

Grantor's Name VINABEN D. PATEL
Mailing Address 2098 ROYAL FERN LANE
HOOVER, AL. 35244

Grantee's Name RAKESH D. PATEL, TRUSTEE
Mailing Address VINABEN PATEL TRUST FOR
RAKESH D. PATEL
2098 ROYAL FERN LANE
HOOVER, AL. 35244

Property Address 1560 1ST STREET NO.
ALABAMA, AL. 35007

Date of Sale 12/31/2012
Total Purchase Price \$

or
Actual Value \$ 450,000.00

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.

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 the interest in the 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 1/9/2013

Print STEVE E. MARTIN

☐ Unattested

Sign

STEVE E. MARTIN

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1