

SEND TAX NOTICES TO:

MUKTANAND, INC.

4607 Hwy 25
Monteville, AL 35115

STATUTORY WARRANTY DEED



20140224000049240 1/4 \$173.00
Shelby Cnty Judge of Probate, AL
02/24/2014 10:46:09 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ALI FOOD MART, INC.**, an Alabama corporation (herein referred to as "Grantor") hereby grants, bargains, sells, and conveys unto **MUKTANAND, INC.**, an Alabama corporation (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 19 day of February, 2014.

ALI FOOD MART, INC., an Alabama corporation

By: 
Print Name: Parali Jiva
Title: President

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pyarali Jiva, whose name as President of ALI FOOD MART, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 19 day of February, 2014.

Heather Elaine Ward

NOTARY PUBLIC

My Commission Expires: 7/31/16

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Heather E. Ward
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600



EXHIBIT "A"

Commence at the southwest corner of the southwest quarter of the northeast quarter of Section 3, Township 24 north, Range 12 east, Shelby County, Alabama and run thence easterly along the south line of said quarter - quarter a distance of 312.57 feet to a point on the east line of Melton Street in the Town of Montevallo, Alabama; thence run N 01° 24' 44" W a distance of 261.11 feet to a rebar corner; thence run N 01° 01' 29" W along said east line of said Melton Street a distance of 390.80 feet to a found property corner; thence run N 01° 35' 03" E along east line of Melton Street a distance of 183.69 feet to a concrete monument on the south margin of Alabama Highway No. 25; thence run N 00° 24' 38" W a distance of 115.77 feet to a found rebar corner on the northerly margin of said Highway 25 and the POINT OF BEGINNING being described; thence run N 06° 11' 12" E along an existing fence line a distance of 172.58 feet to a steel corner at a fence corner; thence run N 16° 26' 22" E along an existing fence line a distance of 76.35 feet to a found nail in concrete corner; thence run N 85° 08' 10" E along an existing fence line a distance of 126.78 feet to a found rebar corner; thence run S 01° 15' 46" E part way along an existing fence line a distance of 273.20 feet to a set rebar corner on the north margin of Alabama Highway No. 25; thence run N 84° 10' 55" W along the north margin of said Highway 25 a distance of 173.44 feet to the POINT OF BEGINNING.

SUBJECT TO: i) taxes and assessments for the year 2014, a lien but not yet payable; ii) Mortgage dated 8/1/2013 from Ali Food Mart, Inc. to Central State Bank in the original principal amount of \$216,638.96 filed for record 8/15/2013 and recorded in Instrument 20130815000332840, in the Probate Office of Shelby County, Alabama; iii) Assignment of Rents and Leases dated 8/1/2013 from Ali Food Mart, Inc. to Central State Bank filed for record 8/15/2013 and recorded in Instrument 20130815000332850, in the Probate Office of Shelby County, Alabama iv) Declaration of Protective Covenants as recorded in Instrument 2000-23170, in the Probate Office of Shelby County, Alabama; v) Temporary Access Easement recorded in Instrument 20070724000344070 in the Probate Office of Shelby County, Alabama; vi) Right of Way granted to Alabama Power Company by Instrument recorded in Real 369, page 853 in the Probate Office of Shelby County, Alabama; vii) Easement to Alabama Power Company recorded in Instrument 20090127000025970, Instrument 20101216000423450 and Deed Book 247, Page 418, in the Probate Office of Shelby County, Alabama; and viii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

Real Estate Sales Validation Form

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

Grantor's Name ALI FOOD MART, INC.
Mailing Address _____
2106 Arbor Hills Parkway
Hoover, Alabama 35244

Grantee's Name MUKTANARD, INC.
Mailing Address 4607 Hwy 25
Montevallo
AL- 35115

Property Address 4607 Hwy 25

Montevallo, Alabama 35115

Date of Sale 02/19/2014
Total Purchase Price \$ 700,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 a

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 2/19/14

Muktanard, Inc.
Print Shannon Pater, ITS President

☐ Unattested _____
(verified by)

Sign S. Pater
(Grantor/Grantee/Owner/Agent) circle one