



20140224000049250 1/4 \$173.00
Shelby Cnty Judge of Probate, AL
02/24/2014 10:46:10 AM FILED/CERT

SEND TAX NOTICES TO:

BAPASHREE, INC.

3850 Hwy 25
Montevallo, AL 35115.

STATUTORY WARRANTY DEED

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, **AHSAN, LLC**, an Alabama limited liability company (herein referred to as "Grantor") hereby grants, bargains, sells, and conveys unto **BAPASHREE, 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 have signed and sealed this Deed on the 19 day of February, 2014.

AHSAN, LLC, an Alabama limited liability company

By: [Signature]
Print Name: Anisa Jiva
Title: Manager

By: [Signature]
Print Name: Pyarali Jiva
Title: Manager

[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 Anisa Jiva and Pyarali Jiva, whose names as Managers of AHSAN, LLC, an Alabama limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such managers, and with full authority, executed the same voluntarily, as an act of said company, acting in their 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:

1/31/16

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




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EXHIBIT "A"

Lot 2, according to the Survey of Givhan's Subdivision, as recorded in Map Book 3, page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2014, a lien but not yet payable; ii) Easement to Alabama Power Company recorded in Deed Book 179, page 86, Deed Book 232, page 370 and Instrument 20110310000080220, in the Probate Court of Shelby County, Alabama; iii) Easement to Water Works and Sewer Board as recorded in Instrument 2002-3945 in the Probate Office of Shelby County, Alabama; and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor.


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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 AHSAN, LLC
Mailing Address _____
2106 Arbor Hills Parkway
Hoover, Alabama 35244

Grantee's Name BAPASHREE, INC.
Mailing Address 3850, Hwy 25
Montevallo, AL 35115

Property Address 3850 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 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 2/19/14

Print Bapashree, Inc.
J. Patel, Its President

Sign Dimu Patel

Unattested _____
(verified by)

Grantee/Owner/Agent) circle one



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Form RT-1