

*This instrument was prepared by  
and when recorded return to:*  
Claude McCain Moncus, Esq.  
CORLEY MONCUS, P.C.  
728 Shades Creek Parkway, Suite 100  
Birmingham, Alabama 35209  
205.879.5959

Send Tax Notice To:  
Chiman S. Patel  
1829 Sautter Road  
Birmingham, AL 35209

STATE OF ALABAMA                   )  
                                              :  
COUNTY OF JEFFERSON            )

### DEED OF DISTRIBUTION

**THIS DEED OF DISTRIBUTION** executed and delivered this 11<sup>th</sup> day of October, 2014, by **CHIMAN S. PATEL**, a married man, and **NILAM PATEL**, a married man (the "Grantors"), to **CHIMAN S. PATEL**, an individual (the "Grantee").

### RECITALS

**LAKSHMI, LLC**, an Alabama limited liability company (the "Company") was formed on December 17, 2007, by the filing of the Articles of Organization (the "Articles") with the Jefferson County Probate Office, Alabama, at Land Record 200717, Page 27793. The Initial Member and Manager of the Company was Nilam Patel ("Nilam"). The Company did not adopt an Operating Agreement. Immediately after formation of the Company Nilam assigned and transferred any membership interest he owned in the Company to Chiman S. Patel.

Articles of Dissolution for the Company were filed with the Jefferson County Probate Office, Alabama, on December 21, 2011, at Land Record 201109, Page 26291. By virtue of the Dissolution of the Company, the assets of the Company, including but not limited to the Property (herein described) were distributed to the Sole Member of the Company, Chiman S. Patel.

**NOW THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof, subject to easements and restrictions of record.

**TO HAVE AND TO HOLD**, to the said Grantee, his heirs and assigns forever.



The Property is not nor ever has been the homestead of either Grantor or the spouses of either Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

Chiman S. Patel  
Nilam Patel  
1829 Saulter Road  
Birmingham, Alabama 35209

Chiman S. Patel  
1829 Saulter Road  
Birmingham, Alabama 35209

Property Address:    Vacant Property. Legal Description attached as Exhibit A.

Tax Assessor's Fair Market Value: \$1,000,400.00

\*Transfer Tax due on \$500,200.00, one half (1/2) of Tax Assessor's Fair Market Value

The Tax Assessor's can be verified by the Tax Assessor's office.

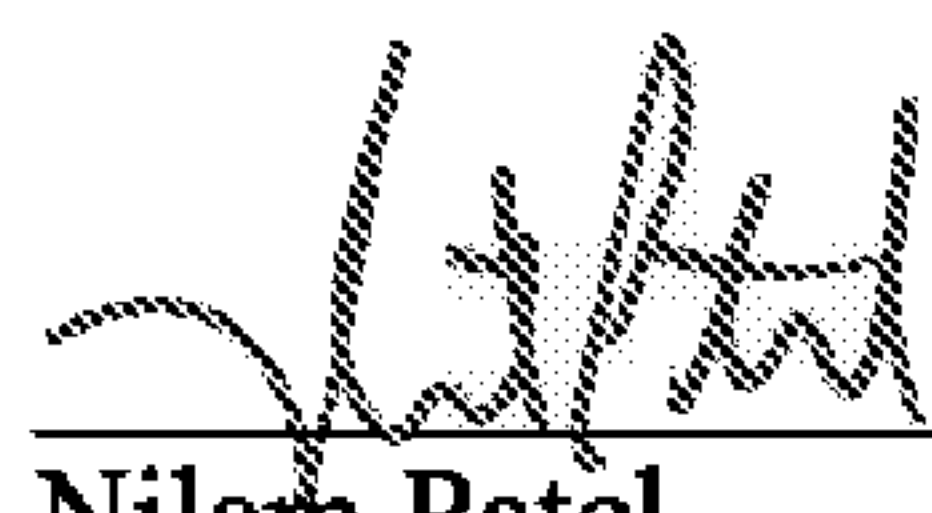
*[Signature page to follow]*



IN WITNESS WHEREOF, the Grantors have caused this Deed of Distribution to be executed as of the date first written above.

**GRANTORS:**

  
Chiman S. Patel

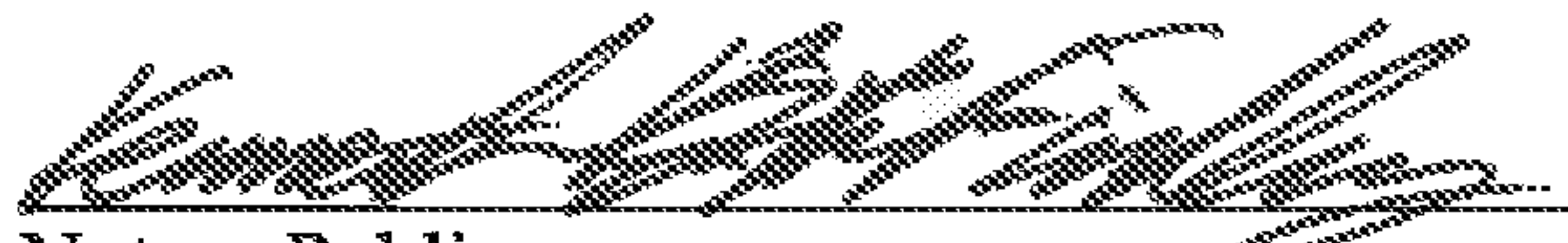
  
Nilam Patel

STATE OF ALABAMA                    )  
                                                  :  
COUNTY OF JEFFERSON            )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chiman S. Patel, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2014.

[NOTARIAL SEAL]

  
Notary Public  
My Commission Expires: 6.24.2018



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Nilam Patel, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2014.

[NOTARIAL SEAL]

  
Notary Public  
My Commission Expires: 6.24.2018



EXHIBIT A  
[Legal Description]

PARCEL I

Lots 16 and 17 according to the Survey of Colonial Promenade Alabaster South, as recorded in Map Book 38, Page 119 A & B, in the Probate Office of Shelby County, Alabama.

PARCEL II

Together with rights obtained that constitute an interest in real estate, under that certain Operation and Easement Agreement between Target Corporation, Highway 31 Alabaster, LLC and Highway 31 Alabaster Two, LLC for Colonial Promenade Alabaster dated January 13, 2006 as recorded in Instrument #20060117000026240 and Addendum recorded in Instrument #2006050300209300 and First Amendment recorded in Instrument #20070220000077630; together with rights obtained that constitute an interest in real estate under that certain Construction Operating and Easement Agreement by and between Highway 31 Alabaster, LLC, Highway 31 Alabaster Two, LLC and J.C. Penny Properties, Inc. dated March 16, 2006 as recorded in Instrument #20060316000123780.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/14/2014 02:43:00 PM  
\$526.50 CHERRY  
20141014000325370

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.