

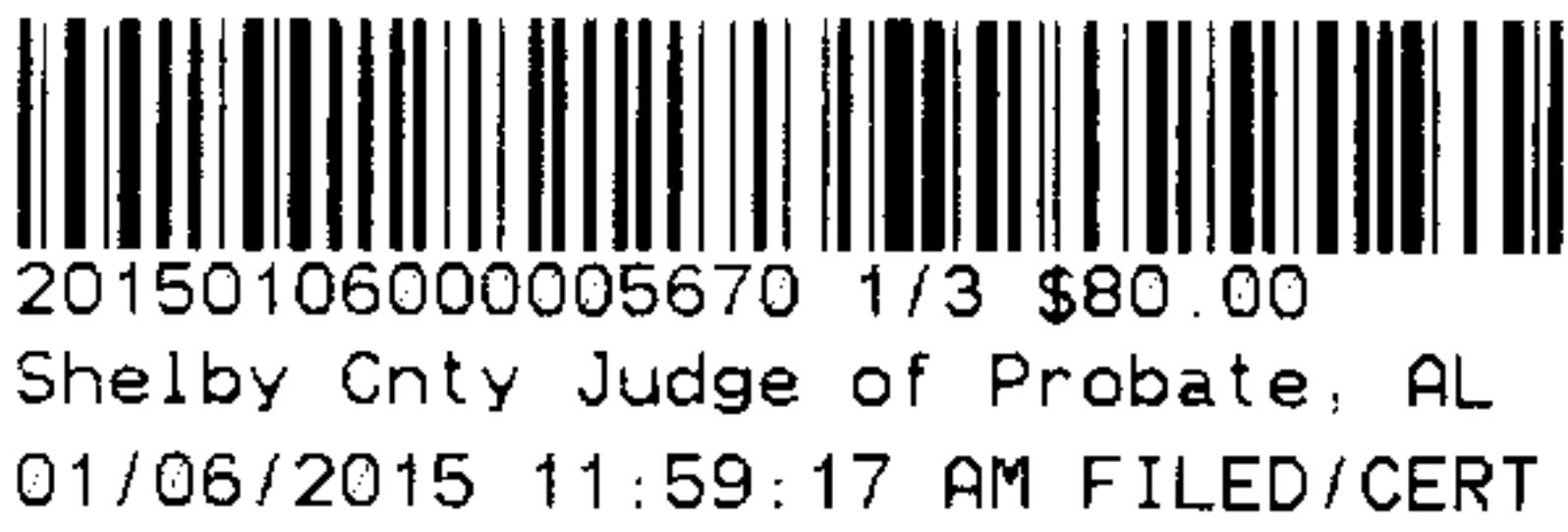
**This instrument was prepared by:**  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Ricky Patel  
Rinku Patel  
1461 Ballantrae Club Drive  
Pelham, AL 35124

**CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby



That in consideration of Three Hundred Thousand and 00/100 (\$300,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Stone Martin Builders, LLC**, an Alabama limited liability co, does hereby grant, bargain, sell and convey unto **Ricky Patel** and **Rinku Patel**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

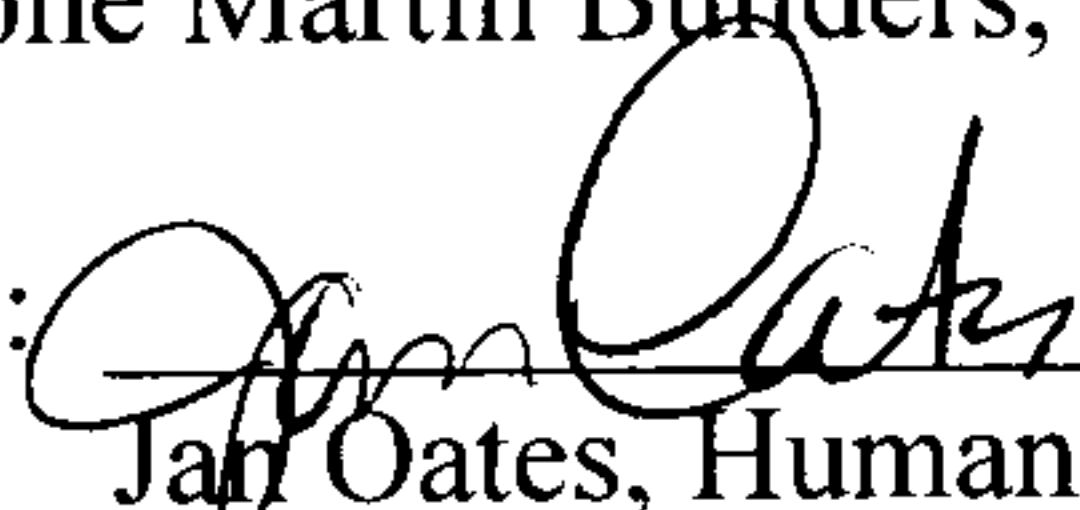
See attached Exhibit A

\$240,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Human Resources Manager, Jan Oates, who is authorized to execute this conveyance, has hereto set its signature and seal this 29th day of December, 2014.

Stone Martin Builders, LLC  
By:   
Jan Oates, Human Resources Manager

Shelby County, AL 01/06/2015  
State of Alabama  
Deed Tax: \$60.00

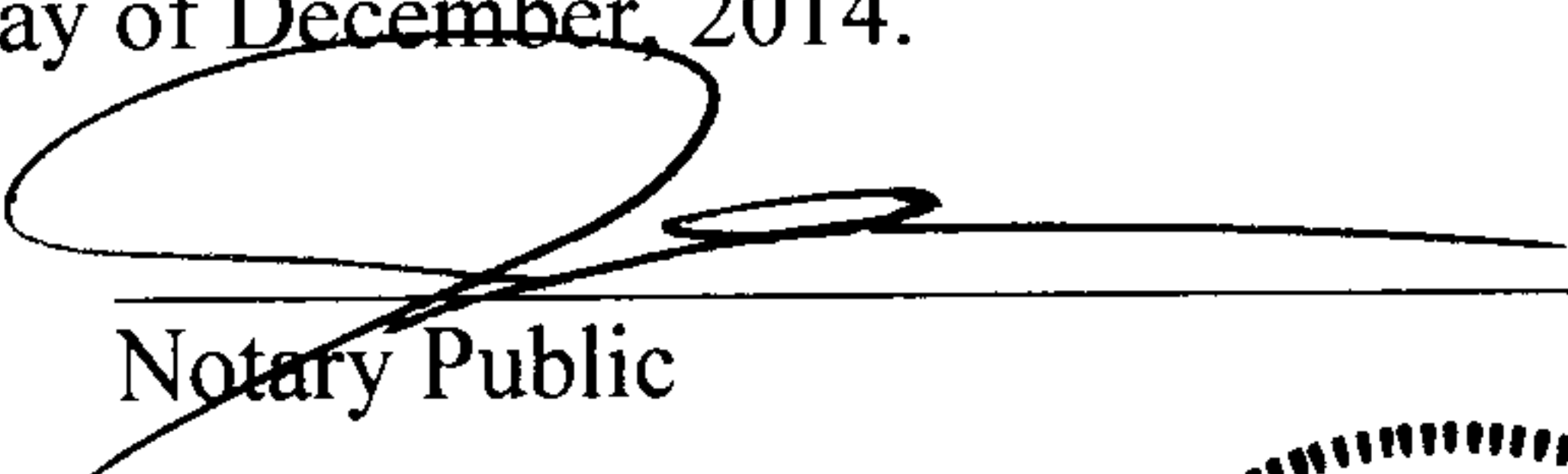
STATE OF ALABAMA )

JEFFERSON COUNTY )

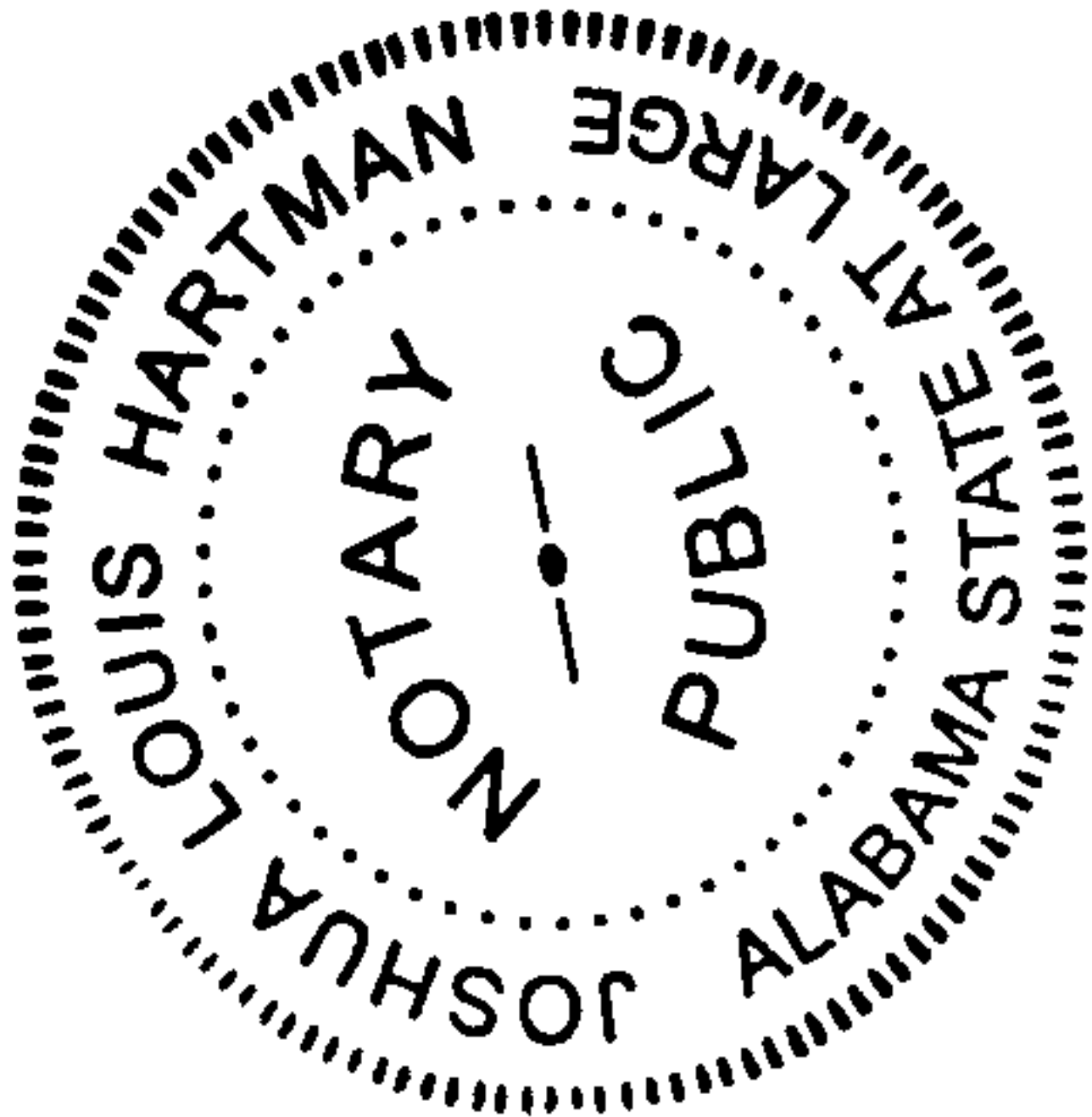
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jan Oates, whose name as Human Resources Manager of Stone Martin Builders, LLC, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29th day of December, 2014.

My Commission Expires:

  
Notary Public

JOSHUA LOUIS HARTMAN  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES MAR. 19, 2016

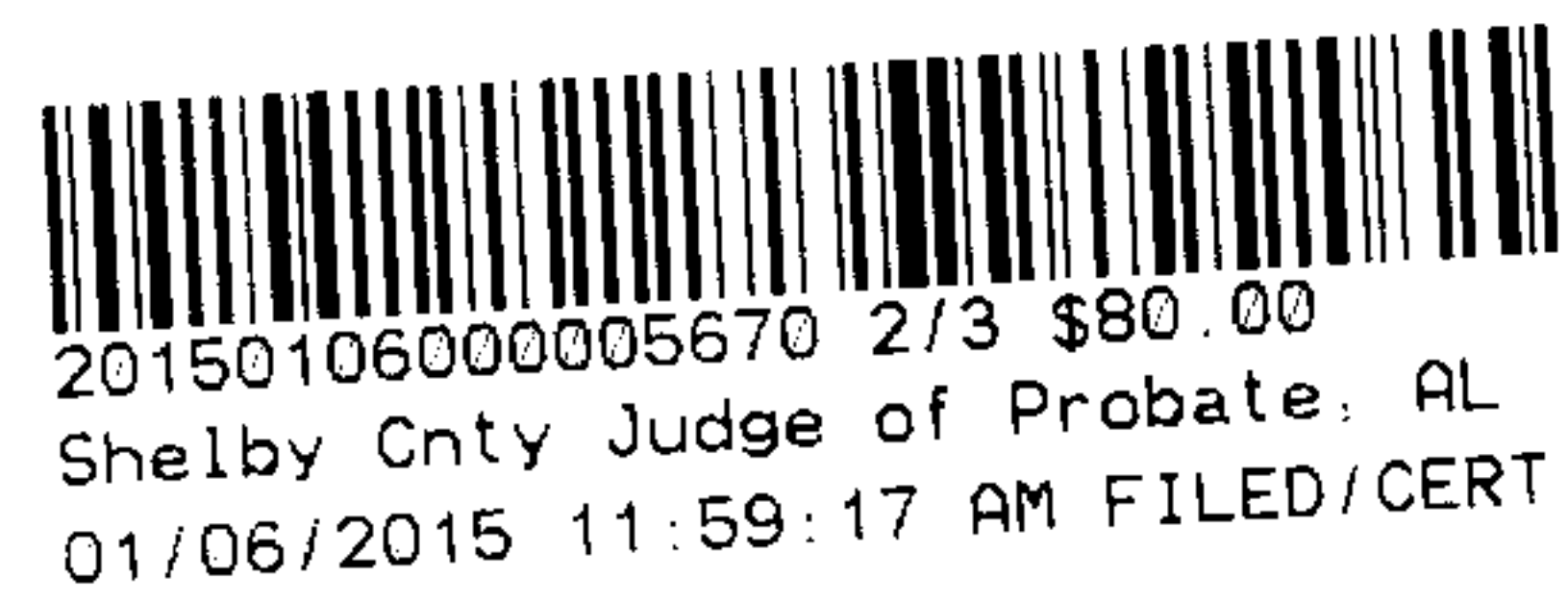


## **EXHIBIT "A"**

Lot 1216, according to the Final Plat The Manors of Ballantrae Club Drive, as recorded in Map Book 36, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2015 and subsequent years;
2. Easement(s) and building line as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages;
4. Restrictions appearing of record in Inst. No. 2006-31452 and Inst. No. 2006-42223.





## Real Estate Sales Validation Form

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

Grantor's Name Stone Martin Builders, LLC

Mailing Address 404 8th Street  
Opelika, AL 36801

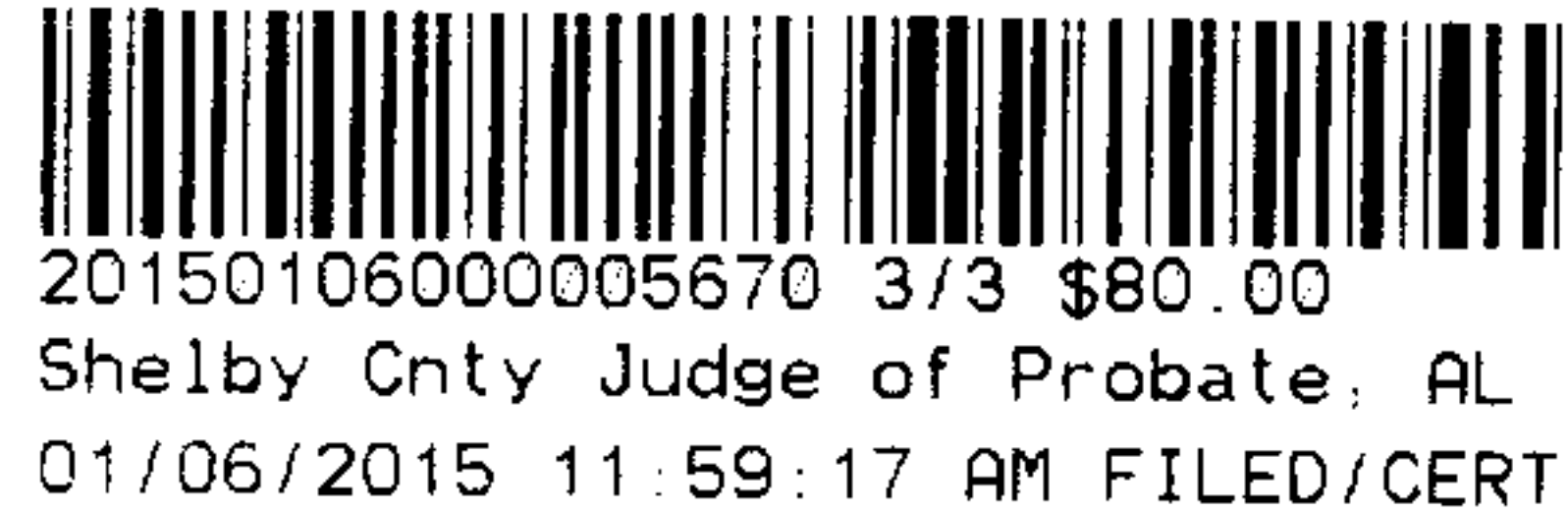
Grantee's Name Ricky Patel  
Rinku Patel

Mailing Address 1461 Ballantrae Club Drive  
Pelham, AL 35124

Property Address 1461 Ballantrae Club Drive  
Pelham, AL 35124

Date of Sale December 29, 2014

Total Purchase Price \$300,000.00  
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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

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### 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 December 29, 2014

Unattested

(verified by)

Print.

Sign:

(Grantor/Grantee/Owner/Agent) Circle one

Joshua C. Hazman