
Prepared By:
Steve E. Martin, Attorney
3 Riverchase Office Plaza, Ste. 212
Hoover, AL 35244

Send Tax Notice To:
AUM Properties, L.L.C.
2098 Royal Fern Lane
Birmingham, AL 35244
Attention: Rakesh Patel

STATE OF ALABAMA)
SHELBY COUNTY)

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED AND NONE WAS CONDUCTED AND/OR RENDERED.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **AUM Alabaster, L.L.C.**, an Alabama limited liability company (the "Grantee"), to **AUM Properties, L.L.C.**, an Alabama limited liability company, (the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee all of the Grantor's interest in that certain real property lying and being situated in Shelby County, Alabama as more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property").

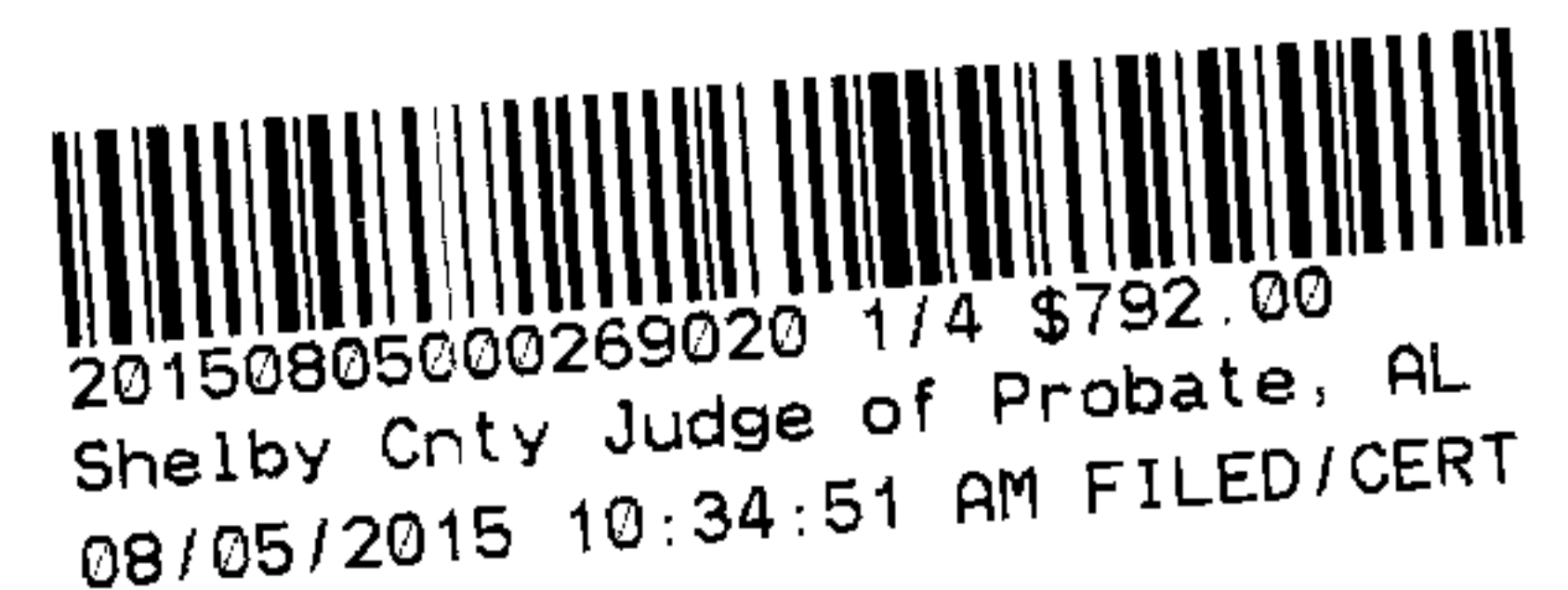
TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following (the "Exceptions"):

1. Ad Valorem taxes for the current tax year.
2. Mineral and mining rights now owed by the Grantor.
3. Any applicable zoning ordinances.
4. Those certain matters more particularly set forth on Exhibit B attached hereto.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

Shelby County, AL 08/05/2015
State of Alabama
Deed Tax: \$769.00



By accepting this Deed, the Grantee acknowledges and agrees that the Declaration of Covenants and Restrictions recorded in Instrument #20041027000594700 shall encumber the Property in its entirety, and not just a portion thereof, notwithstanding the terms and conditions set forth therein.

Prior Recording Reference 2006120500589080 and 20061205000589070

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed on the 15TH day of JULY, 2015.

AUM Properties, L.L.C.,
An Alabama Limited Liability Company

By: *Hina Patel*
Hina Patel
Its: Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Hina Patel**, whose name as manager of AUM Properties, L.L.C., an Alabama limited liability company 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15TH day of JULY, 2015.

Notary Public *STE MINTZ*
My Commission Expires: 11/18/2018




EXHIBIT A

Lot 1, according to the Final Plat of Balmoral Phase II, as recorded in Map Book 37, Page 137, in the Probate Office of Shelby County, Alabama.

EXHIBIT B (Title Exceptions)

1. Declaration of Covenants and Restrictions as recorded in Instrument #20041027000594700.
2. Declaration of Slope, Detention Pond and Construction Easement as recorded in Instrument **#20040521000271360**.
3. Right of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 48, Page 617; Deed Book 207, Page 669; and Deed Book 207, Page 676.
4. Right of Way to Shelby County as recorded in Deed Book 166, Page 308; Deed Book 166, Page 315; and Deed Book 274, Page 419.
5. Easement for water line recorded in Instrument #1993-14579
6. Building lines as shown on Map recorded in Map Book 37, Page 137.


20150805000269020 3/4 \$792.00
Shelby Cnty Judge of Probate, AL
08/05/2015 10:34:51 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name AUM Properties, L.L.C.
Mailing Address 2098 Royal Fern Lane
Hoover, AL 35244

Grantee's Name AUM Alabaster, L.L.C.
Mailing Address 2098 Royal Fern Lane
Hoover, AL 35244

Property Address 995 Balmoral Drive
Alabaster, AL 35007

Date of Sale 04/01/15
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 768,920.00



20150805000269020 4/4 \$792.00
Shelby Cnty Judge of Probate, AL
08/05/2015 10:34:51 AM FILED/CERT

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 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 8/3/15

Print STEVE E. MARTIN

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one