


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20170427000144230 1/3 \$222.50
Shelby Cnty Judge of Probate, AL
04/27/2017 09:37:27 AM FILED/CERT

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WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred, Fifty One Thousand, One Hundred, Fifty Four and no/100's Dollars (\$551,154.00)** and other good and valuable consideration to the undersigned

Builder Systems, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Biran Patel and Chaitali Patel

(hereinafter referred to as grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date the grantees acquire for value of record the estate or interest.**
- 2. Standard Exceptions;**
 - (a) Rights or claims of parties in possession not shown by the public records.**
 - (b) Easements, or claims of easements, not shown by the public records.**
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
 - (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- 3. Taxes for the year 2017 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. 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.**
- 6. Restrictions, covenants and conditions as set out in Inst. No. 20060502000205240.**
- 7. Restrictions, limitations and conditions as set out in Plat Book 37, Page 1.**
- 8. Right-of-way granted to Alabama Power Company recorded in Deed Book 129, Page 545**

and Deed Book 179, Page 373.

9. Right-of-way granted to Alabama Gas Corporation recorded in Book 101, Page 117.

10. Right-of-way granted to Shelby County recorded in Volume 179, Page 525.

\$350,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed 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 that 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 of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 25th day of April, 2017.

ATTEST:

Builder Systems, LLC

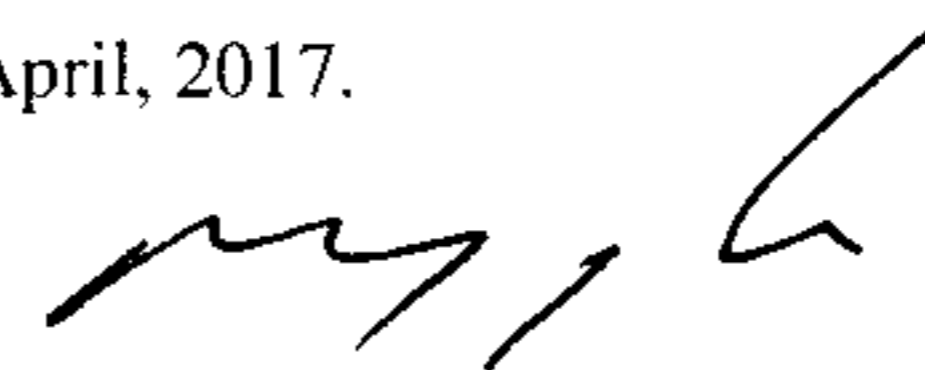


Charles M. Kitchen
It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Managing Member of Builder Systems, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

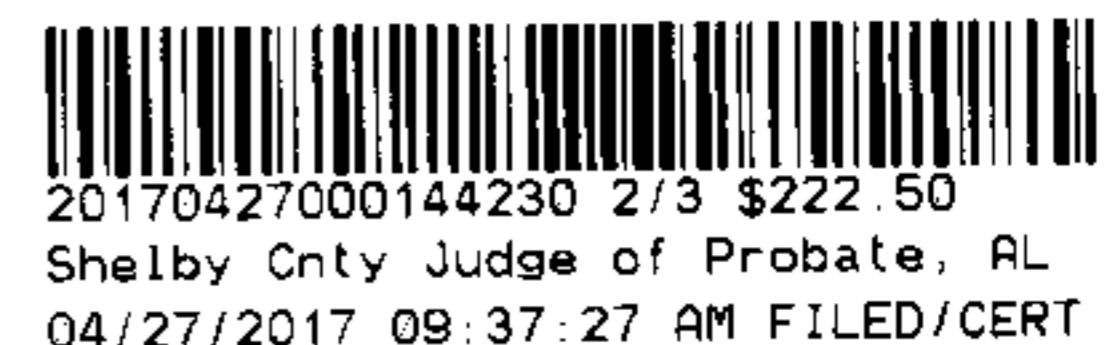
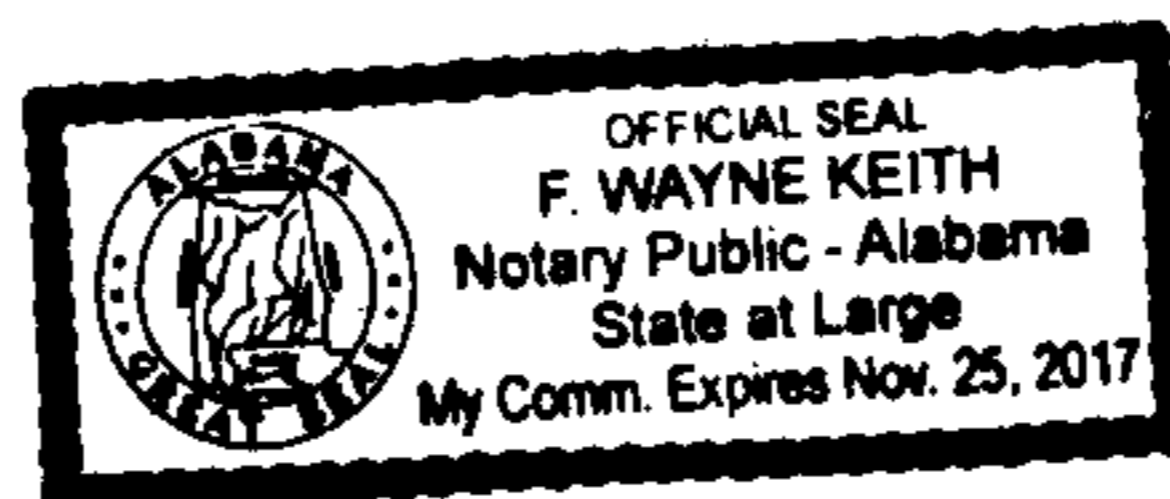
Given under my hand and seal this the 25th day of April, 2017.



Notary Public

SEND TAX NOTICE TO:

Biran Patel
160 Biltmore Drive
Birmingham, AL 35242



Real Estate Sales Validation Form

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

Grantors' Name: Builder Systems, LLC

Mailing Address : 281 Normandy Lane
Chelsea, AL 35043

Grantee's Name: Biran Patel
Chaitali Pate.

Mailing Address: 160 Biltmore Drive
Birmingham, AL 35242

Property Address: See legal description on Deed

Date of Transfer: April 25, 2017

Total Purchase Price \$551,154.00

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
x	Sales Contract	Other
x	Closing Statement	

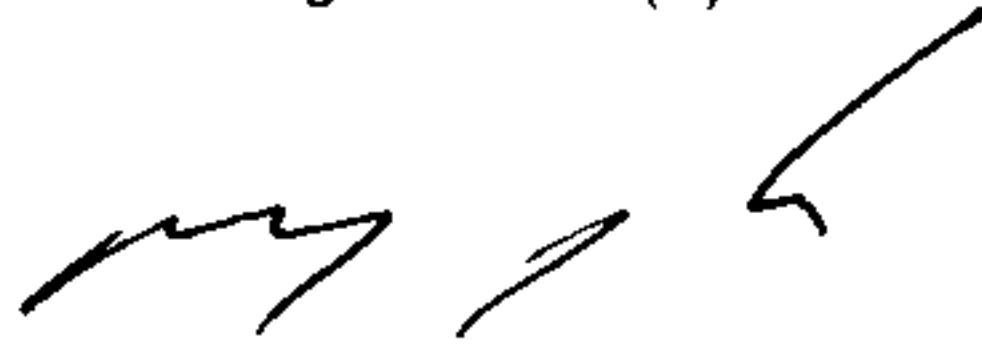
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: April 25, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


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