

**THIS INSTRUMENT PREPARED BY:**  
**RICE, RICE & SMITH, P.C.**  
**403 CHOCCOLOCCO STREET**  
**OXFORD, ALABAMA 36203**

**ADDRESS OF GRANTEE:**  
**2235 PELHAM PKWY**  
**Pelham, AL 35124**

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

\*\*\*  
\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one dollar and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **OM PELHAM, LLC**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto **RADHAMOHAN, LLC**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 2-A OF PELHAM Q SUBDIVISION, A RESUBDIVISION OF LOTS 1 AND 2 OF THE SURVEY OF SONNY'S BAR-B-Q, RECORDED IN MAP BOOK 35, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to taxes for the current year and any easement, restrictions or reservation of record and as located.

TO HAVE AND TO HOLD to the said grantee, his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise state above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of April, 2017.

**OM PELHAM, LLC**

By: N S  
ITS: 4/23/17 /manager

STATE OF ALABAMA  
COUNTY OF CALHOUN

\*\*  
\*\*

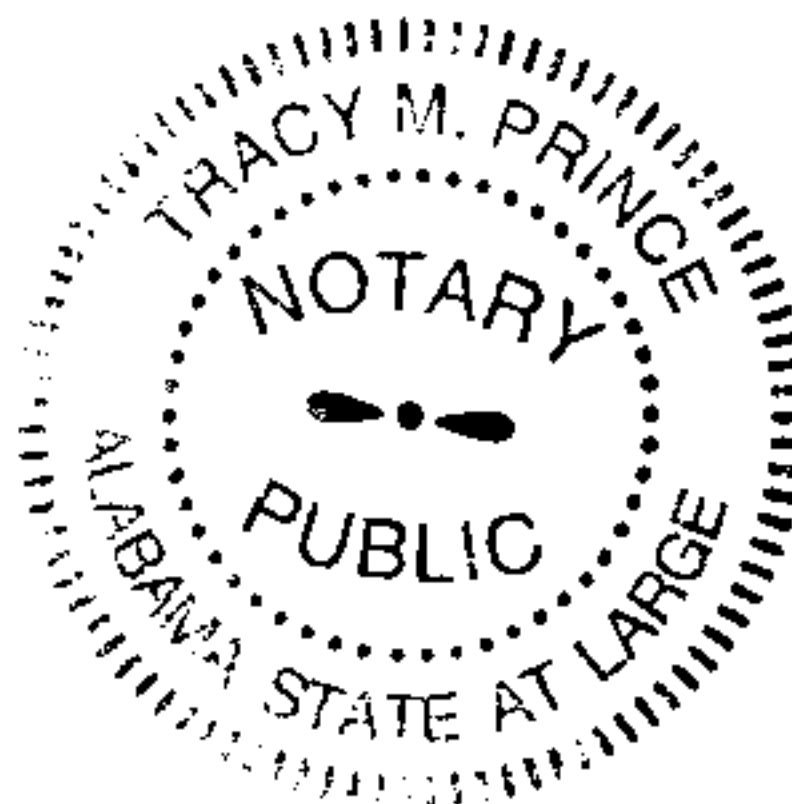
I, the undersigned, a notary in and for said County in said State, hereby certify that Nilam Parikh whose name as Manager of the OM Pelham, LLC, a limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on the 24th day of April, 2017.

Tracy M. Prince  
Notary Public

My Commission Expires  
July 26, 2017

Shelby County, AL 04/27/2017  
State of Alabama  
Deed Tax: \$341.50



Real Estate Sales Validation Form

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

Grantor's Name OM PELHAM, LLC Grantee's Name RADHAMOHAN, LLC  
Mailing Address 131 Marsh Lane Mailing Address 2235 PELHAM PKWY  
Oxford, AL 36203 PELHAM, AL 35124  
Property Address 2235 PELHAM PKWY Date of Sale 04/24/17  
PELHAM, AL 35124

Total Purchase Price \$4,150,000.00  
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 form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-24-17

☐ Unattested \_\_\_\_\_  
(verified by)

Print Dwight Rice  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
20170427000145150 2/2 \$359.50  
Shelby Cnty Judge of Probate: AL  
04/27/2017 02:07:06 PM FILED/CERT