


Please return to:
H. Taylor Buckner, Esq.
Davis, Bingham, Hudson & Buckner, P.C.
324 East Magnolia Avenue
Auburn, AL 36830


20170707000242940 1/4 \$3029.00
Shelby Cnty Judge of Probate, AL
07/07/2017 02:28:03 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

LIMITED WARRANTY DEED

BE IT KNOWN, that for and in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, **Inverness Inn, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), has bargained, sold and conveyed, and by theses presents does grant, bargain, sell and convey unto **Hemal Patel an undivided fifteen percent (15%) interest, Suresh Patel an undivided fifteen percent (15%) interest, Rajan Patel an undivided fifteen percent (15%) interest, Viral Patel an undivided thirty-five percent (35%) interest, Nirav Patel an undivided five percent (5%) interest, Nilam Parikh an undivided five percent (5%) interest, and Biran Patel an undivided ten percent (10%) interest** (collectively hereinafter referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and
incorporated herein by this reference.**

Subject to ad valorem taxes for the year 2017, and thereafter; any mortgages, easements, restrictions, covenants, and rights of way of record.

To Have and to Hold to the said Grantees, their heirs and assigns forever.

[SIGNATURES ON FOLLOWING PAGE]

Shelby County, AL 07/07/2017
State of Alabama
Deed Tax: \$3000.00

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed and sealed by its duly authorized officer, on this the 23rd day of June, 2017.

Inverness Inn, LLC
an Alabama limited liability company



By: Hemal Patel
Its: Manager

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hemal Patel**, whose name as **Manager of Inverness Inn, LLC**, an Alabama 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 this conveyance, he, in such capacity and with full authority, executed the same voluntarily on behalf of the company on the day the same bears date.

Given under my hand and seal, this the 23rd day of June, 2017.




Notary Public
My Commission Expires: _____

My Commission Expires December 1, 2020

THIS INSTRUMENT PREPARED BY:
H. TAYLOR BUCKNER
DAVIS, BINGHAM, HUDSON & BUCKNER, P.C.
324 EAST MAGNOLIA AVENUE
AUBURN, ALABAMA 36830
334-821-1908
17-326H


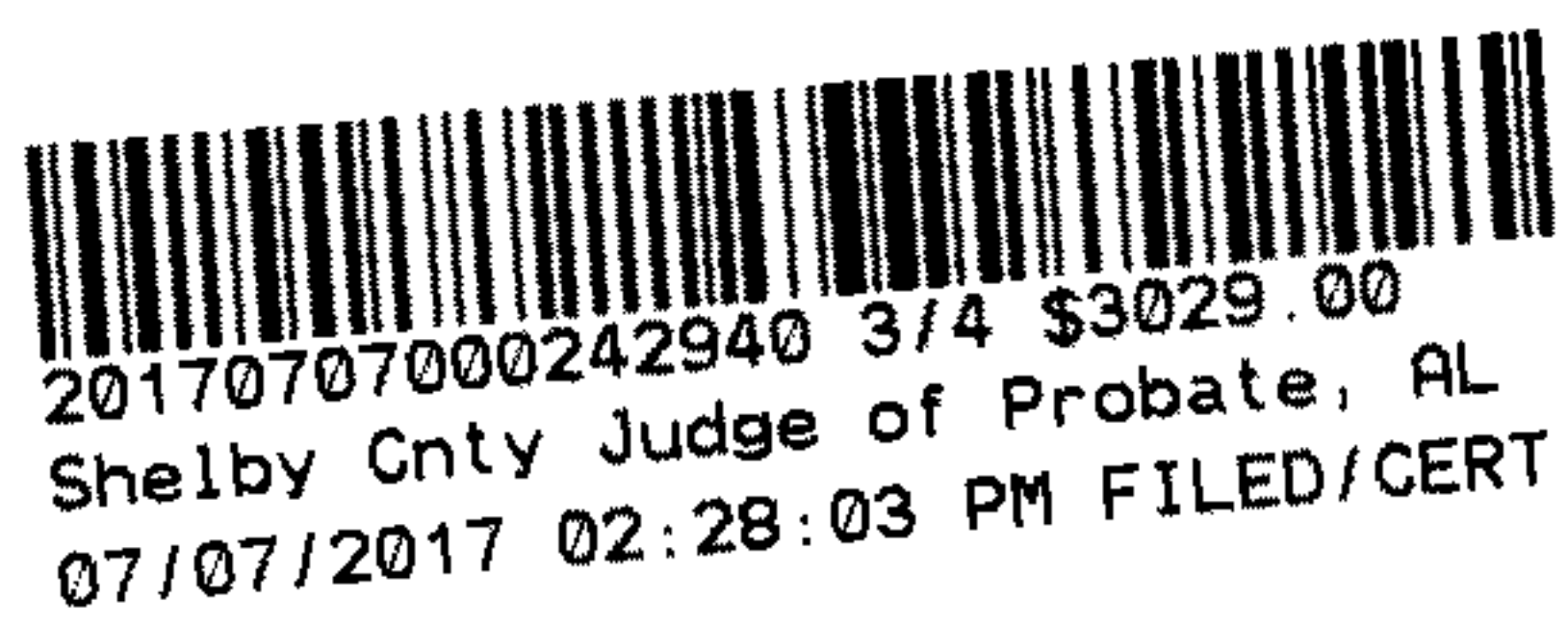

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4A1 of Blumberg's Resurvey, as recorded in Map Book 19, Page 102, in the Probate Office of Shelby County, Alabama, and being situated in the Northwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West and run North along the West line of said 1/4 - 1/4 Section 289.22 feet; thence an interior angle of 51 degrees 22 minutes 09 seconds and run to the right in a southeasterly direction 83.03 feet; thence an interior angle of 269 degrees 42 minutes 38 seconds and run to the left in a northeasterly direction 68.18 feet; thence an interior angle of 180 degrees 01 minutes 00 seconds and run to the left continuing in a northeasterly direction 193.71 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction 6.04 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a northeasterly direction 4.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction 5.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a southwesterly direction 5.00 feet; thence an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a northwesterly direction 8.14 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a southwesterly direction 180.64 feet; thence an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a southeasterly direction 3.36 feet; thence an interior angle 90 degrees 00 minutes 00 seconds and run to the right in a southwesterly direction 12.06 feet; thence an interior angle of 270 degrees 00 minutes 32 seconds and run to the left in southeasterly direction 241.61 feet; thence an interior angle of 93 degrees 05 minutes 32 seconds and run to the right in a southwesterly direction 173.95 feet to a point on the South line of said 1/4 - 1/4 section; thence turn an interior angle of 123 degrees 59 minutes 43 seconds and run right southwesterly direction 198.95 feet to the point of beginning.

Together with all those certain appurtenant easements, rights and other benefits created by and described in that certain Cross Easement Agreement, dated February 14, 1995, recorded as Instrument #1995-04461.



Real Estate Sales Validation Form

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

**Hemal Patel, Suresh Patel, Rajan
Patel, Viral Patel, Nirav Patel, Nilam
Parikh, and Biran Patel**

Grantor's Name Inverness Inn, LLC, an Alabama
limited liability company

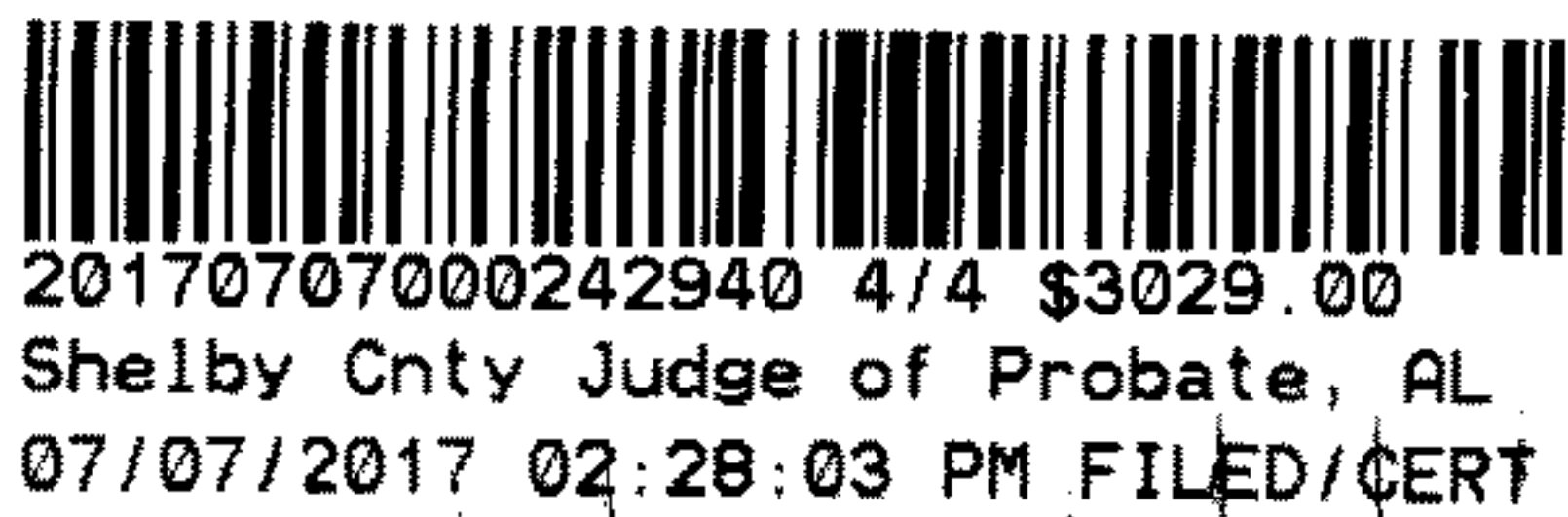
Grantee's Name _____

Mailing Address 1080 Hermitage Circle, Birmingham,
AL 35242

Mailing Address 1080 Hermitage Circle, Birmingham,
AL 35242

Property Address 707 Key Drive, Birmingham, AL 35242

Date of Sale June 23, 2017



Total Purchase Price _____

or

Actual Value \$3,000,000.00

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
☒ 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 _____ Print H. Taylor Buckner, Agent

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File No. 17-326H

Form RT-1
Alabama 08/2012 LSS