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09/25/2017 02:54:21 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Viran Patel
1625 Wingfield Drive
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Fifty-Six Thousand and 00/100 Dollars (\$456,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Deep South Partners, LLC
(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Viran Patel and Belaben Patel
(herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 939, according to the Survey of Brook Highland Ninth Sector, as recorded in Map Book 17, Pages 63 A & B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.

\$387,600.00 of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed 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 Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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 Member who is authorized to execute this conveyance, hereto set his signature and seal this the 22 day of September, 2017.

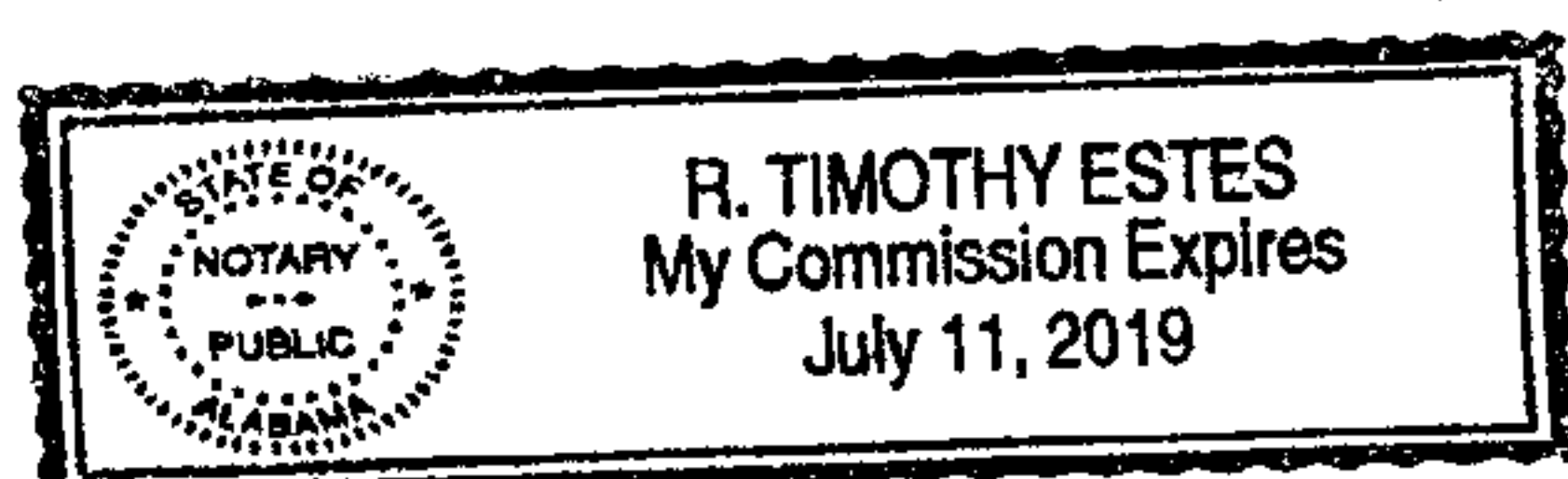
Deep South Partners, LLC

By: Derek C. Lemke
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, R. Timothy Estes, the undersigned, a Notary Public in and for said County in said State, hereby certify that Derek C. Lemke, whose name as the sole member of Deep South Partners, LLC, a Florida 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, as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 22 day of September, 2017.



Notary Public -
My Commission Expires: 7/11/19

17-0388

Real Estate Sales Validation Form

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

Grantor's Name Deep South Partners, LLC Grantee's Name Viran Patel and Belaben Patel
Mailing Address _____ Mailing Address 6459 Cromer Circle
Leeds, AL 35094
Property Address 1625 Wingfield Drive Date of Sale September 22, 2017
Birmingham, AL 35242
Total Purchase Price \$456,000.00
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 this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 22, 2017

☐ Unattested _____
(verified by)

Print Deep South Partners, LLC
Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/25/2017 02:54:21 PM
\$86.50 DEBBIE
20170925000348380

James W. Fuhrmeister