

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Jeremy Wright  
J. Wright Building Company, Inc.  
850 Corporate Parkway, STE 104  
Birmingham, Al 35242  
205.820.0100

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*All of the Purchase Price received was paid from a first  
Purchase Money Mortgage loan closed simultaneously\*

WARRANTY DEED

STATE OF ALABAMA        )  
SHELBY COUNTY            )

That in consideration of \$ 2000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Dinesh R. Patel** and **Parul Dinesh Patel** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **J. Wright Building Company, Inc.** (herein referred to as grantee), the real estate described on Exhibit A attached hereto and incorporated herein.

The Grantor warrants to the Grantee that the property is suitable for the construction of a residential dwelling, that it will support the weight of all improvements, and any occupant will eliminate or be able to dispose of sewage by means of a septic tank and field lines.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4 day of APRIL 2019.

Dinesh R. Patel

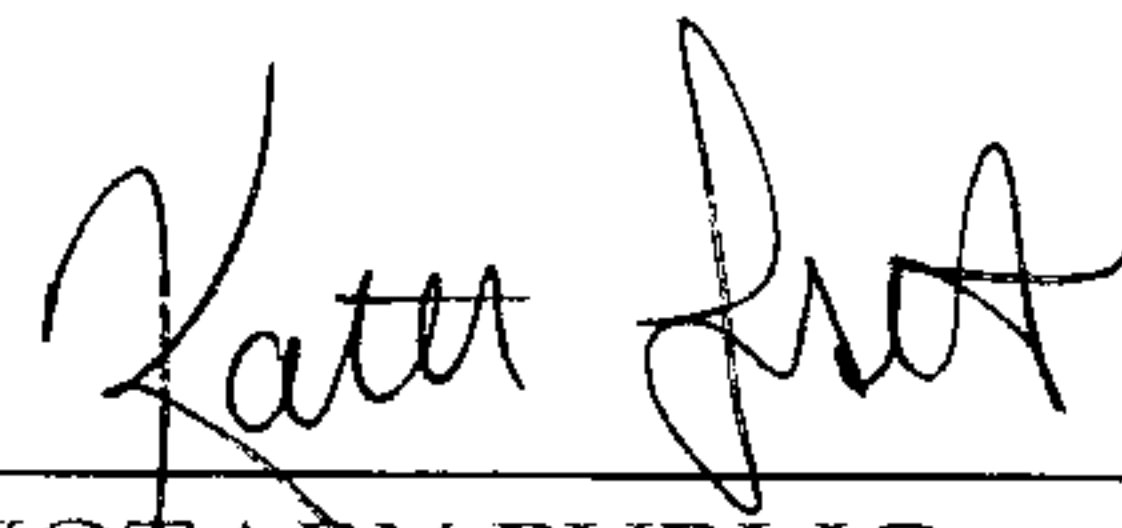
Parul D. Patel

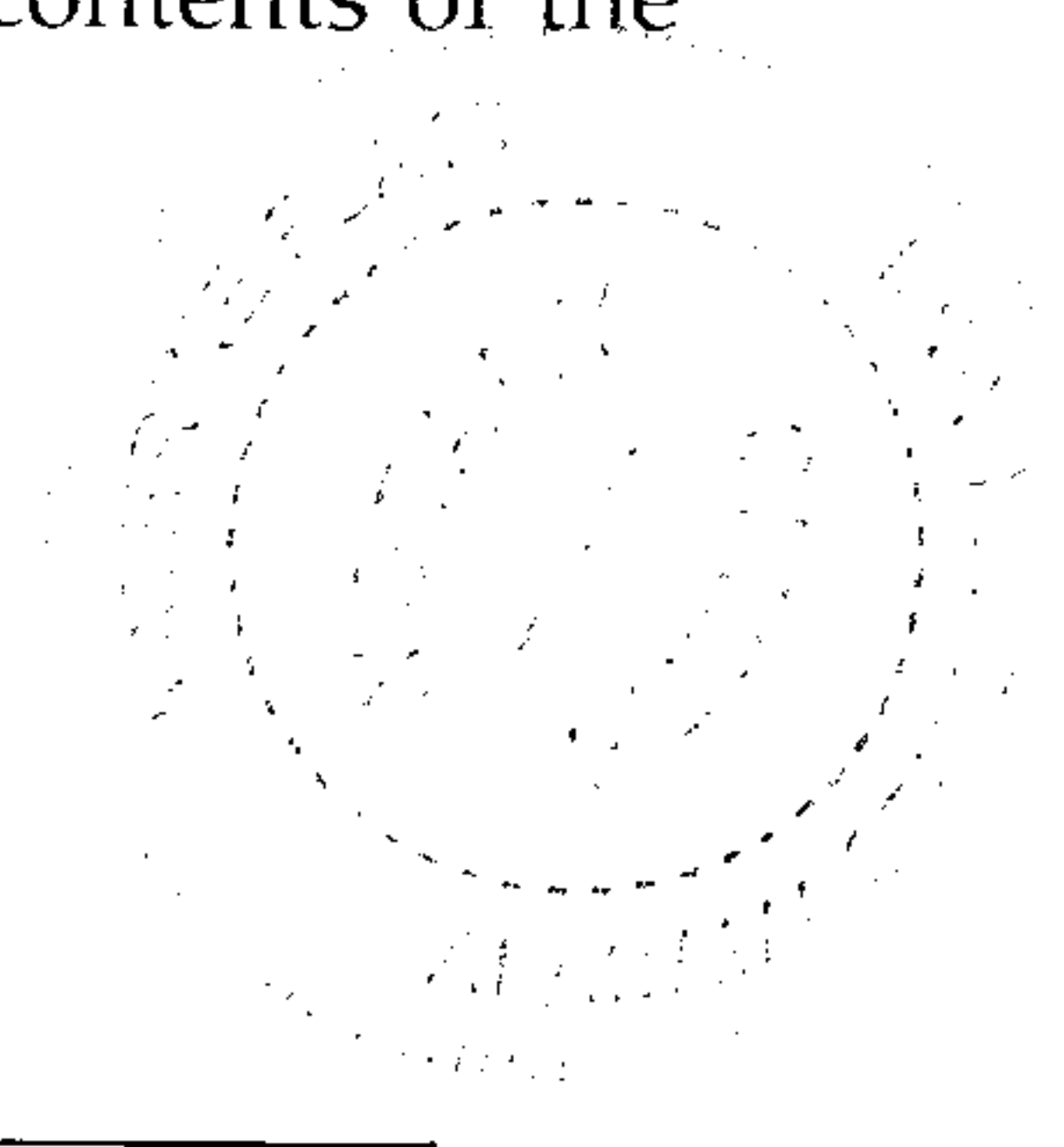
STATE OF ALABAMA     )  
SHELBY COUNTY        )

General Acknowledgment

I, KATHRINE FLATT, a Notary Public in and for said County, in said State, hereby certify that DINESH PATEL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of APRIL A.D., 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires: 2/21/23

EXHIBIT "A"

Lot 1095, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
2. Easements and building line as shown on recorded map;
3. 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, are not insured herein;
4. Restrictions appearing of record in Inst. No. 20171204000433480 and Amendment recorded in Inst. No. 20171204000433490;
5. Certificate of Blackridge Residential Association, Inc. recorded in Inst. No. 20171204000433500;
6. Less and except any part of subject property lying within any lake;
7. Riparian rights associated with the Lake under applicable State and/or Federal law;
8. Reservations, provisions, exceptions and conditions and rights set out in Real 112 page 876 and corrected by Real 328, at Page 1, and as set forth in that certain Deferred Interest Agreement of record in Real Book 247 page 599 and amended in Real Book 247 page 636 the Office of the Judge of Probate of Shelby County, Alabama;
9. Easement reservation as set out in Instrument 1994-3931, in the Probate Office of Shelby County, Alabama and Instrument 200260-2612 in the Probate Office of Jefferson County, Alabama;
10. Telecommunication Cable Easement by Court Order as recorded in Inst. No. 2012021700059230 and Inst. No. 2012021300053280;
11. Grant of easement to Alabama Power Company as recorded in Inst. No. 20151006000350460 and Inst. No. 20151006000324070;
12. Assignment of Easement Rights by Riverwoods Holdings, LLC to Blackridge Partners, LLC as recorded in Inst. No. 20151230000443770;
13. Covenants, conditions, maintenance obligations and relocation rights contained in that certain Reciprocal Easement Agreement by and between Riverwoods Holdings, LLC and Blackridge Partners, LLC as recorded in Inst. No. 20151230000443730 amended in Inst. No. 20170816000296240;
14. Covenants, conditions, easements, restrictions, prohibitions and requirements contained in Declaration of Restrictive Covenants by and between Blackridge Partners, LLC and the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act as recorded in Inst. No. 2016-248830 and recorded map relating thereto as recorded in Inst. No. 2016-248840;
15. Right of Way Agreement granted The Water Works Board of the City of Birmingham as recorded in Inst. No. 20170918000338670.

Real Estate Sales Validation Form

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

Grantor's Name DINESH R. PATEL  
Mailing Address PAIJK DINESH PATEL  
1322 EASTERN VALLEY RD  
BESSEMER, AL 35202

Grantee's Name J. WRIGHT BUILDING CO.  
Mailing Address 950 CORPORATE PARKWAY  
DIVINCHIAN, AL  
35242

Property Address 2301 BLACKRIDGE DR  
HOOVER, SHILOH, AL

Date of Sale APRIL 4, 2019  
Total Purchase Price \$ 2,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/16/2019 03:32:14 PM  
\$25.00 CHERRY  
20190716000253730

*Allen S. Boyd*

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 APRIL 4, 2019

Print JEREMY R. WRIGHT FOR J. WRIGHT BUILDING CO.

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

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