

This instrument was prepared without benefit
of title search or survey by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

20210401000161140
04/01/2021 09:23:29 AM
DEEDS 1/4

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, on this 24 day of March, 2021, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, **Sushma Lal**, a married woman (herein referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto **Tiger Management, LLC, an Alabama limited liability company**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

**A tract of land located In the NE ¼ of the NE ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the SW corner of the NE¼ of NE¼ of Section 36, township 19 South, Range 3 West, Shelby County Alabama; thence North along the West line of said ¼ ¼ Section a distance of 800.41 feet to the centerline of the Helena-Acton public road; thence 62 degrees 02 minutes 45 seconds right along said centerline 125 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 240.85 feet to the intersection with the centerline of Old Highway 31 South; thence 81 degrees 12 minutes right Southeasterly along the last mentioned centerline 295.13 feet; thence 105 degrees 21 minutes 45 seconds right leaving said highway in a Southwesterly direction 288.05 feet: thence 83 degrees 26 minutes 15 seconds right Northerly 259.72 feet to the point of beginning. Excepting that part which lies in the Helena-Acton Road and the Old Highway 31 South rights of way. Situated in Shelby County, Alabama.**

This conveyance is subject to restrictions, easements, rights of way and reservations appearing of record in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor hereby certifies that the subject property does not constitute her homestead or the homestead of her spouse.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And said Grantor does for herself and her heirs and assigns, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, except as set forth above; that the property is free from all encumbrances, unless otherwise noted above; that he has good right to sell and convey the same as aforesaid; that Grantee is entitled to the immediate possession thereof; that Grantor will and her successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

20210401000161140 04/01/2021 09:23:29 AM DEEDS 2/4

IN WITNESS WHEREOF, the undersigned has hereunto set ^{her} ~~his~~ hand and seal as of the date first set forth above.

Sushma Lal
Sushma Lal

STATE OF ALABAMA

COUNTY Shelby

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Sushma Lal, whose name 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, ^{she} ~~he~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2021.

My commission expires:
12/5/2023

Sharon Crawford White
Notary Public in and for the
State of Alabama at Large

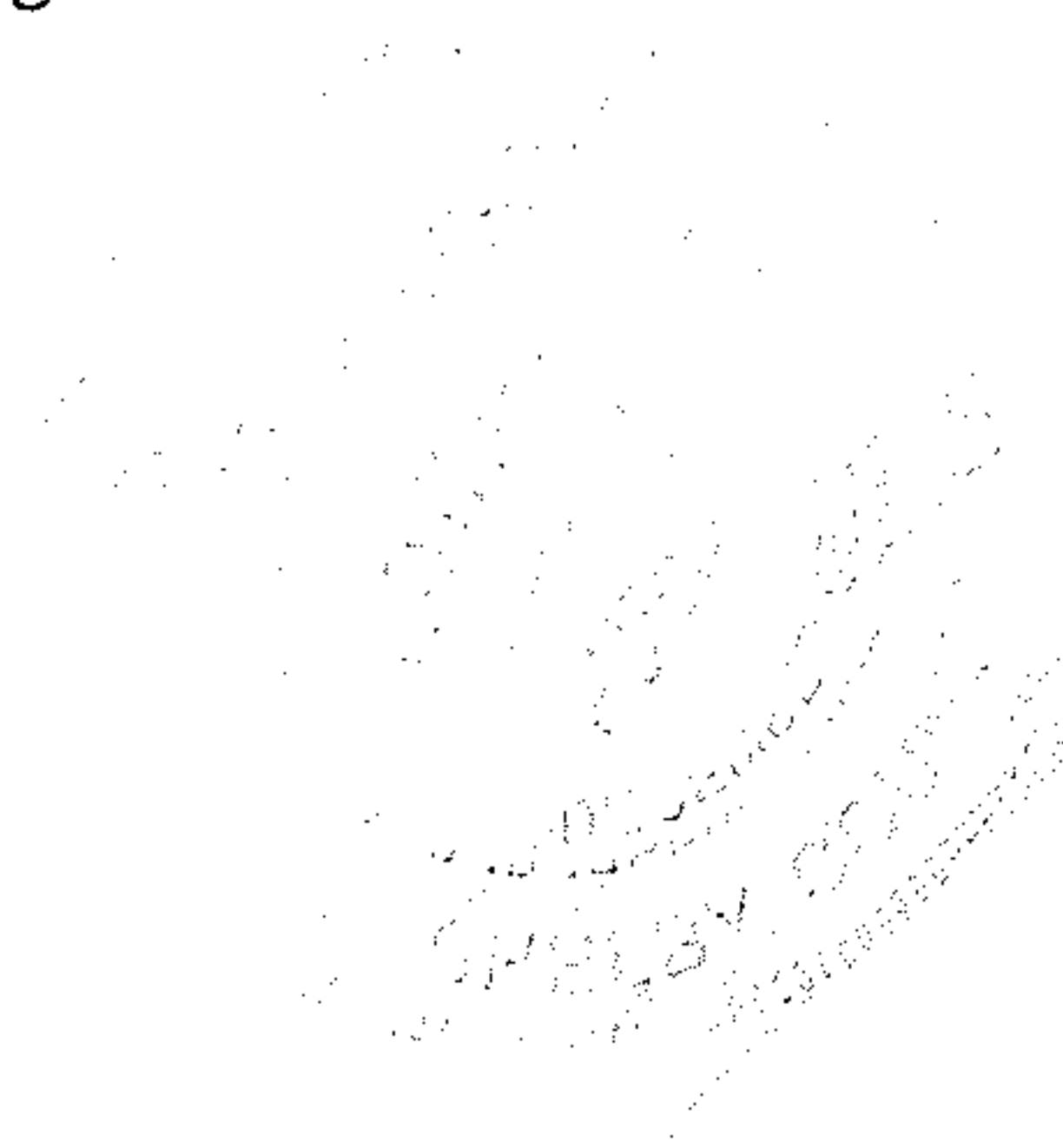


EXHIBIT A

Permitted Exceptions

1. All ad valorem property taxes for the year 2021 and subsequent year, which are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title to the property conveyed herein that is not disclosed in the records of the Shelby County Probate Office that would be disclosed by an accurate and complete land survey of the property
3. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
4. Transmission Line Permits to Alabama Power Company recorded in Deed Book 1999, page 447; Deed Book 194, page 65 and Deed Book 1010, page 500 in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County recorded in Deed Book 135, page 371 in the Probate Office of Shelby County, Alabama.
6. Subject to any part of subject property that lies within Old Hwy No. 31.
7. Easement to the State of Alabama recorded in Deed Book 343, page 295 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Sushma Lal
 Mailing Address 3401 Ridgeland Circle
Vestavia Hills, AL 35243

Grantee's Name Tiger Management, LLC
 Mailing Address PO Box 1169
Vernon, AL 35592

Property Address 9224 Helena Road
Pelham, AL 35124

Date of Sale 03/29/2021

Total Purchase Price \$ 335,000.00

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 _____

Print Angie Woods

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/01/2021 09:23:29 AM
 \$98.00 CHERRY
 20210401000161140

Allen S. Byrd