

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**

PRANAVKUMAR P. PATEL  
2364 ARBOR GLENN  
HOOVER, AL 35244

**WARRANTY DEED**

**STATE OF ALABAMA            )**

**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CYNTHIA L. FRAZIER AND ALVIN FRAZIER, WIFE AND HUSBAND (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto PRANAVKUMAR P. PATEL AND PRIYANKA P. PATEL (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 127, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE IV,, AS RECORDED IN MAP BOOK 35, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

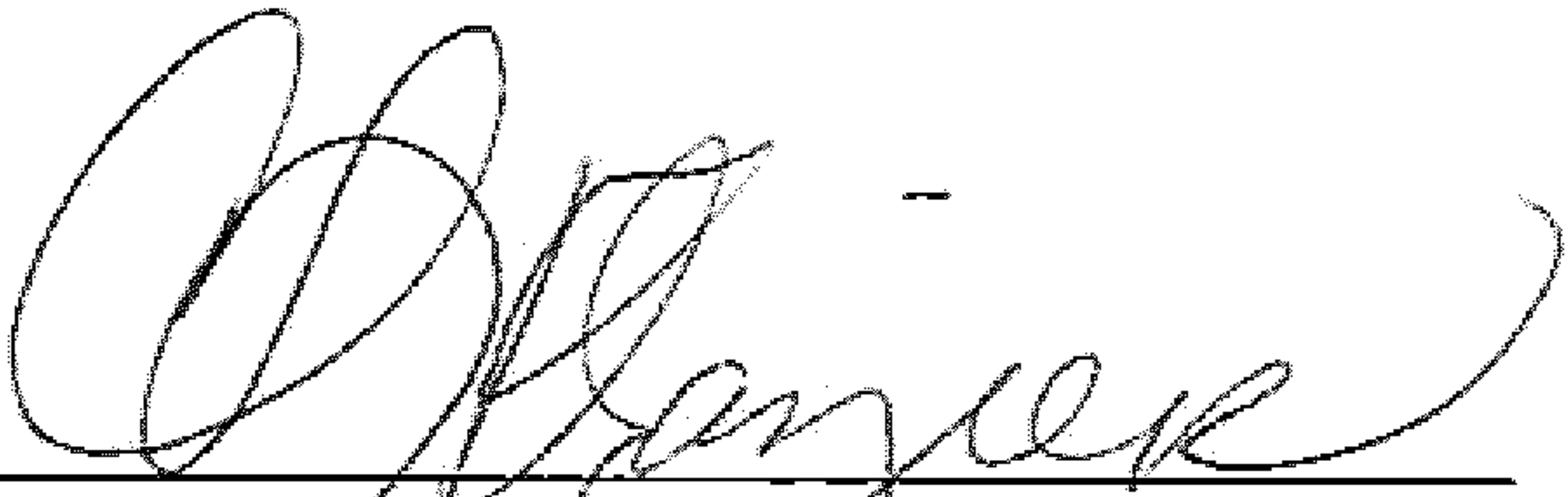
\$336,000 OF THE PURCHASE PRICE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

**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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto their hands and seals, this 28<sup>th</sup> day of JUNE, 2021.



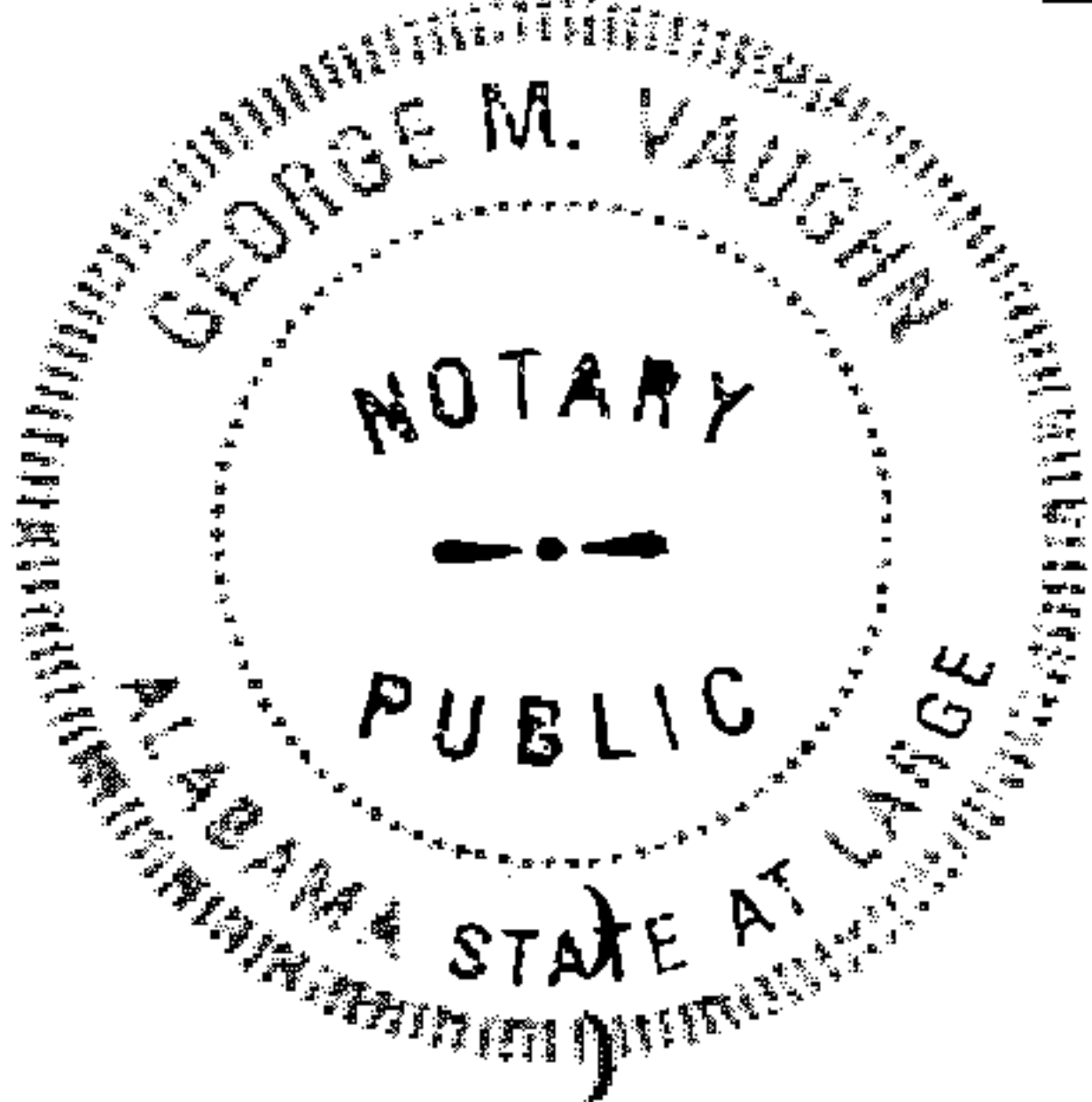
  
CYNTHIA L. FRAZIER

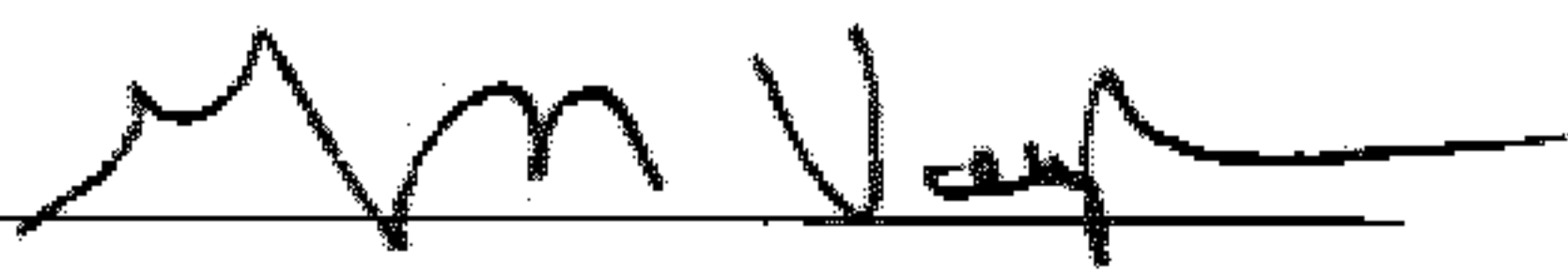
  
ALVIN FRAZIER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CYNTHIA L. FRAZIER, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2021.

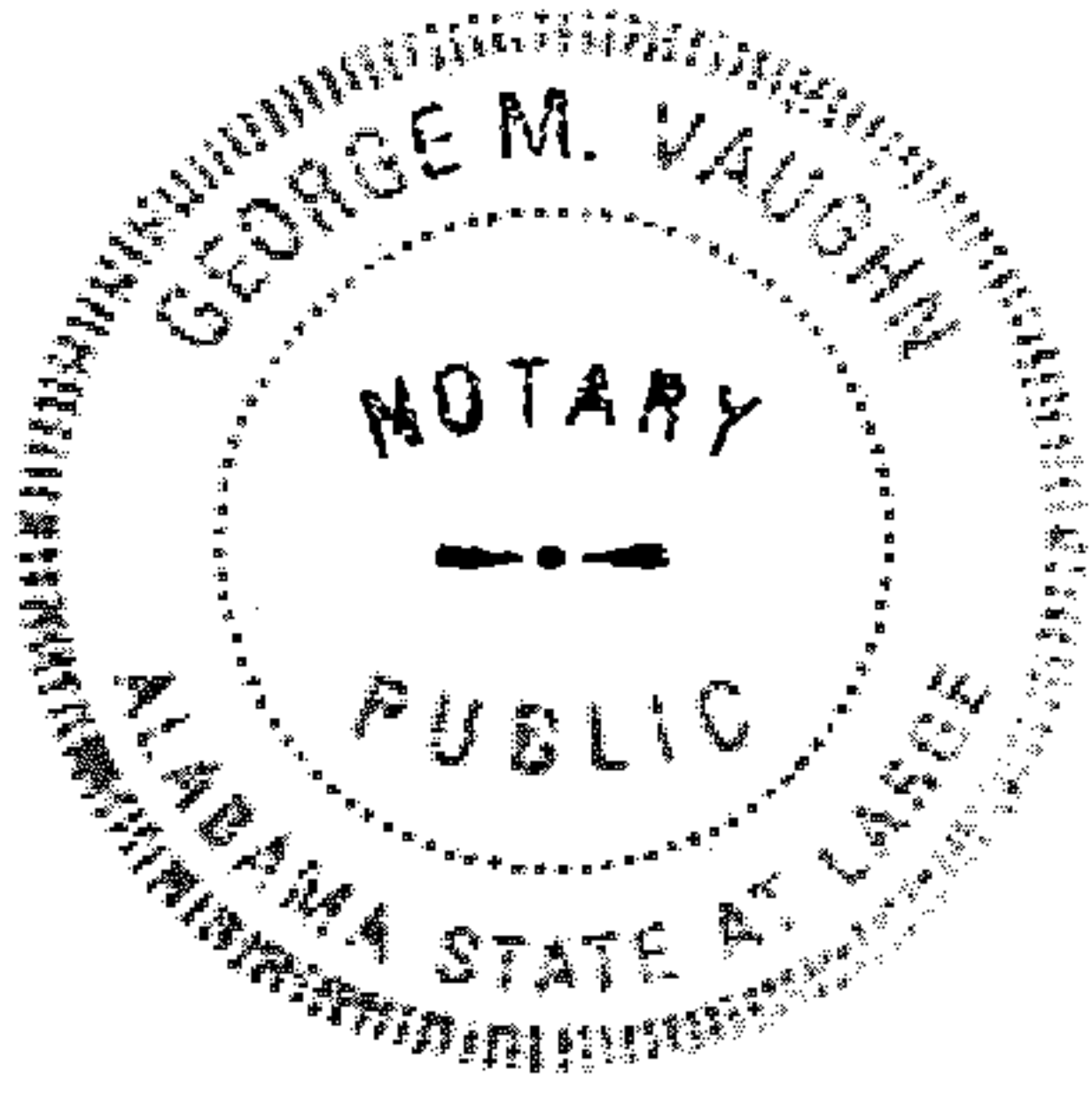


  
Notary Public  
My Commission Expires: 9/18/2021

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ALVIN FRAZIER, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2021.



  
Notary Public  
My Commission Expires: 9/18/2021



## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Alvin Frazier  
c/o George Vaughn  
100 Old Town Road SE  
Vestavia AL 35244

Grantee's Name  
Mailing Address

Pranav Kumar P. Patel  
2364 Arbor Glen  
Irvine AL 35244

Property Address

2364 Arbor Glen  
Irvine AL 35244

Date of Sale 6/28/2021  
Total Purchase Price \$ 420,000

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  
☒ 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 6/28/2021

Unattested

(verified by)

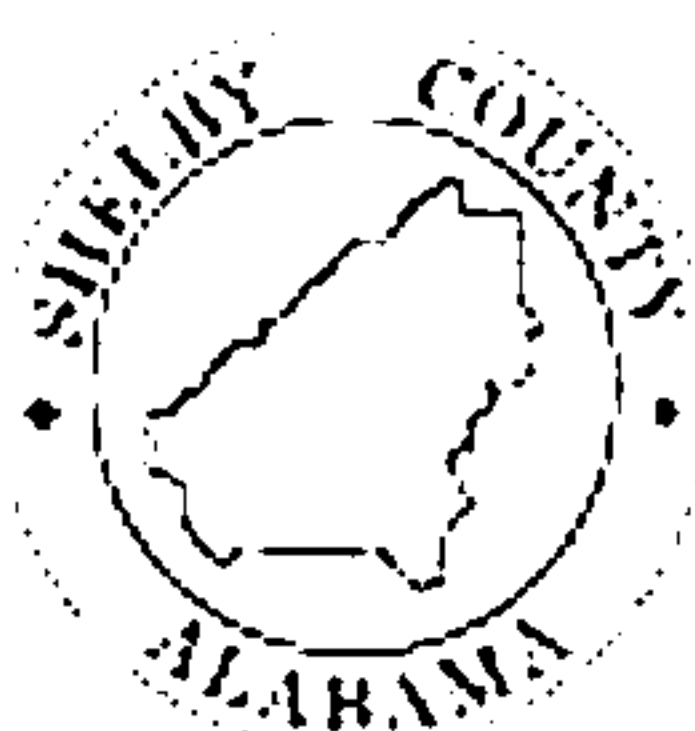
Print

Sign

George M. Vaughn

(Grantor/Grantee/Owner/Agent) circle one

Form DT 4



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2021 08:34:25 AM  
\$112.00 BRITTANI  
20210630000315750

Alvin S. Bayl