

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223

20210701000319880
07/01/2021 11:46:04 AM
DEEDS 1/3

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-564

Send Tax Notice To:
AVHS AL I LLC
16810 Kenton Drive Ste 180
Huntersville, NC 28078

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **AAROH HOLDINGS, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **AVHS AL I LLC** (herein referred to as GRANTEE), its successors and or assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 55, according to the Survey of Union Station, Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and or assigns forever.

AND SAID GRANTOR, for said GRANTOR'S, successors and or assigns, covenants with GRANTEE, and with GRANTEE'S successors and or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and or assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, by its Member, Jimit Parkeh has hereunto set his hand and seal this the 1st day of July, 2021.

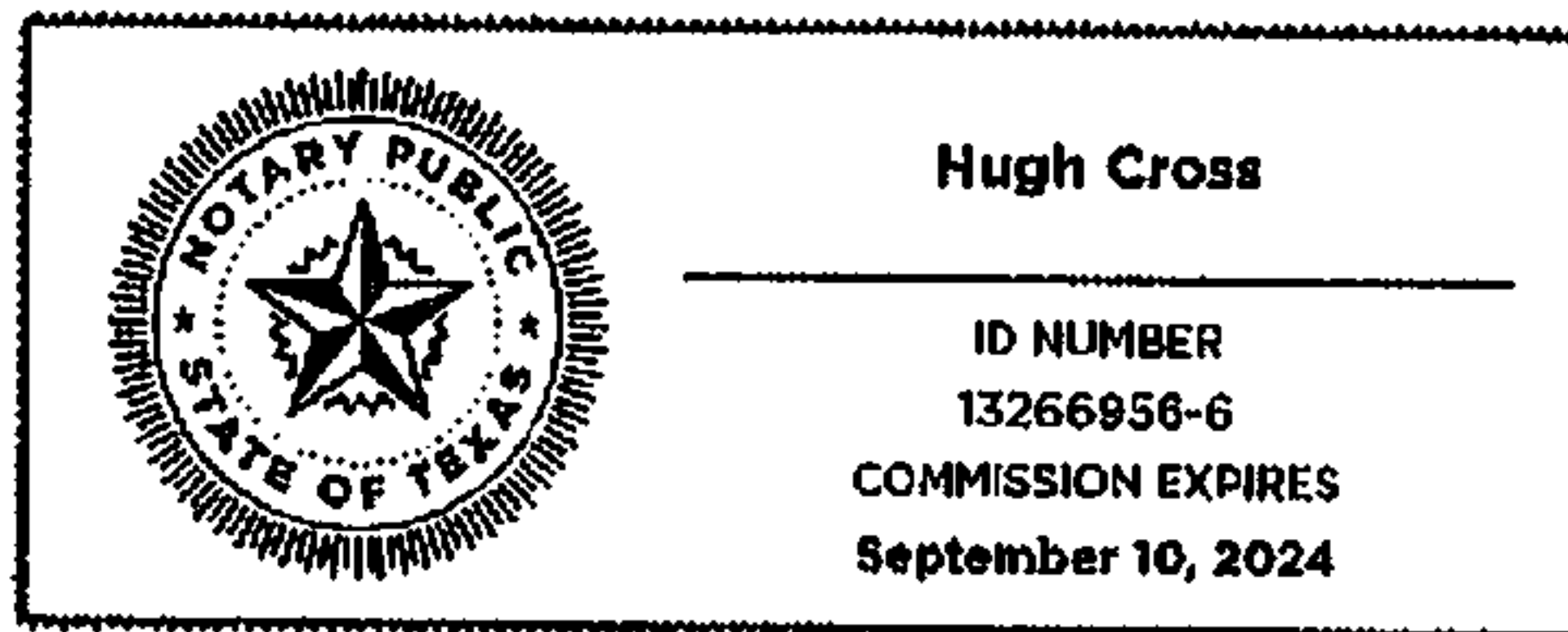
Aarohi Holdings, LLC, a Limited Liability Company

By: Jimit Parkeh
Jimit Parkeh, Member

STATE OF Texas)
COUNTY OF Bell)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Jimit Parkeh, whose name as Member of Aarohi Holdings, LLC, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 1st day of July, 2021.



Hugh Cross
NOTARY PUBLIC
My Commission Expires: 09/10/2024

Notarized online using audio-video communication

Real Estate Sales Validation Form

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

Grantor's Name Aarohi Holdings, LLC
 Mailing Address 165 Union Station Drive
Calera, AL 35040
 Property Address 165 Union Station Drive
Calera, AL 35040

Grantee's Name AVHS AL I LLC
 Mailing Address 16810 Kenton Drive
Suite 180
Huntersville, NC 28078

Date of Sale July 1, 2021
 Total Purchase Price \$220,000.00
 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
☒ 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 7-1-21 Print Michelle Pouncey
 Unattested Sign Michelle Pouncey
Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2021 11:46:04 AM
 \$248.00 CHERRY
 20210701000319880

Ann S. Byrd

Form RT-1