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Shelby Cnty Judge of Probate, AL
09/28/2021 02:23:48 PM FILED/CERT

Prepared by:
Ben Robbins
Attorney at Law
Talladega, Alabama

QUIT CLAIM DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred and Twenty-Five Thousand and No/100 (\$125,000.00) and other good and valuable considerations in hand paid, **Rajpari, Inc.**, an incorporation with an address of *1701 Crestwood Blvd., Irondale, AL 35210*, (hereinafter referred to as the Grantor), grant, bargain, sell, and convey unto, **Agustin Molina**, an unmarried man with an address of *311 County Road 131, Jemison, AL 35085*, and **Luis Molina**, an unmarried man of *311 County Road 131, Jemison, AL 35085*, (hereinafter referred to as the Grantees), all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A store, including gasoline tanks and pumps and drive-up apron, and lot at 10605 Hwy 31, Calera, AL 35040, as set out in a survey of Robert C. Farmer, Ala Reg #14720, dated 17 July 2002 (based on a prior survey by R C Farmer dated 17 February 1988) and marked as all of Lot 6 and part of Lot 5, Block 32, according to a map of S Calera, AL as recorded in the Judge of Probate Office of Shelby County Alabama at Map Book 3, Page 40; more particularly described as:

Lot 6 and the S 75 feet of Lot 5 and a parcel of land lying in the NW Corner of the N 25 feet of Lot 5 and being more particularly described as follows:

Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County Alabama Probate Office: thence run S along the E right of way line of US Highway 31 (60 feet right of way) said right way being in a curve to the right having a radius of 18,666.4 feet, a delta of 00°04'36" and a chord of 25 feet; run thence along said curve and right of way an arc distance of 25 feet; thence turn an interior angle to the right of 88°19'02" from chord and run E 31.51 feet; thence turn an interior angle to the right of 39°05'05" and run NW 39.65 feet to the point of beginning.

Also a common easement for ingress and egress being more particularly described as follows:

Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County Alabama Probate Office; run thence N along the E right of way line of US Highway 31 (60 feet right of way), said right of way being in a curve to the left having a radius of 18,666.5 feet, a delta of 00°01'10" and a chord distance of 5.38 feet; run thence along said curve and right of way an arc distance of 5.38 feet; thence turn an interior angle to the left of 85°50'49" from chord and run E 16.27 feet; thence turn an interior angle 121°36'51" and run SE 33.05 feet; thence turn an interior angle to the left of 25°03'35" and run NW 39.65 feet to the point of beginning.

This conveyance does not include any part of a warehouse located just N of the conveyed property.

SUBJECT TO: All easements, restricted from operating a gas station or liquor store on the property, restricted from leasing the property or allowing the property to be used for a gas station or liquor store.

Source of title: A warranty deed from Shaheen, Inc. to Grantor herein, executed August 12, 2009 at certificate number 2009:0812000310090 in the Shelby County, Alabama Probate Office.

The above-described property has physical address of 10605 Hwy 31, Calera, AL 35040.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of July, 2021.

RAJPARI, INC.

Abdul (L.S.)
Irfan Rajpari, Its Member/Manager
Abdul
kr

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Irfan Rajpari~~ *Abdul* as Member/Manager of Rajpari, Inc., who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. *kr*

Given under my hand and official seal this the 20th day of July, 2021.

Harlee Simon
NOTARY PUBLIC

