

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Narayandas P. Patel  
971 Carrington Drive  
Mt Olive, AL 35117

**GENERAL WARRANTY DEED**

20211013000497840  
10/13/2021 10:51:59 AM  
DEEDS 1/3

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Seventy-Five Thousand And No/100 Dollars (\$275,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Stephen Tyler Hobbs and Linda T. Hobbs, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Narayandas P. Patel (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 25, according to the Amend Map of Greystone Highlands, as recorded in Map Book 19, Page 24, in the Office of the Judge of Probate 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.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8<sup>th</sup> day of October, 20 21.

Stephen Tyler Hobbs  
Stephen Tyler Hobbs

Linda T. Hobbs  
Linda T. Hobbs

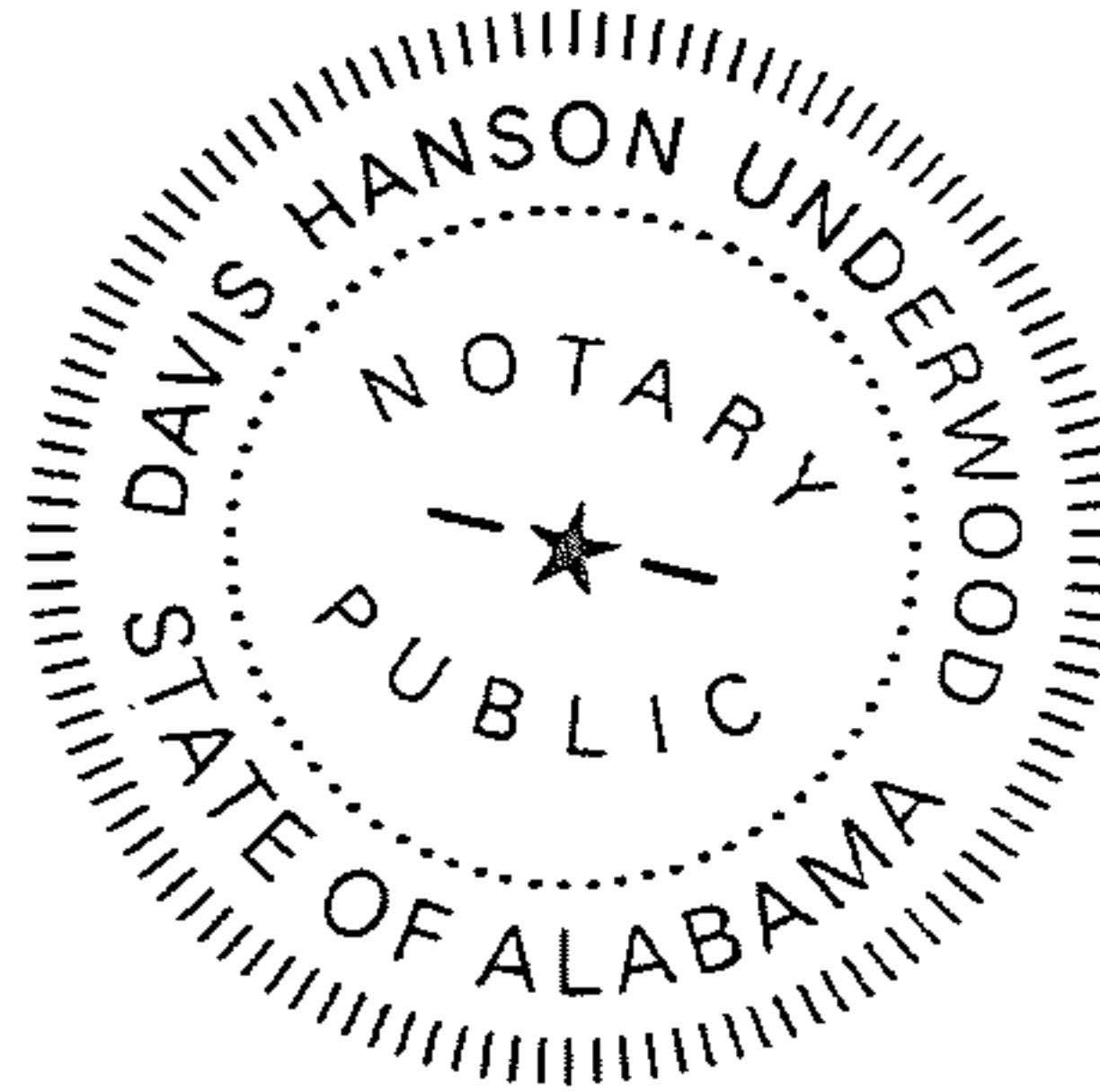
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Tyler Hobbs and Linda T. Hobbs whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8<sup>th</sup> day of October, 20 21.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name Stephen Tyler Hobbs and Linda T. Hobbs

Grantee's Name Narayandas P. Patel

Mailing Address 4179 Eagle Crest  
Birmingham, AL 35242Mailing Address 971 Carrington Drive  
Mt Olive, AL 35117Property Address 941 Greystone Highlands Circle  
Hoover, AL 35242

Date of Sale October 8, 2021

Total Purchase Price \$275,000.00

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 StatementIf 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 - Stephen Tyler Hobbs and Linda T. Hobbs

Grantee's name and mailing address - Narayandas P. Patel, 971 Carrington Drive, Mt Olive, AL 35117.

Property address - 941 Greystone Highlands Circle, Hoover, AL 35242

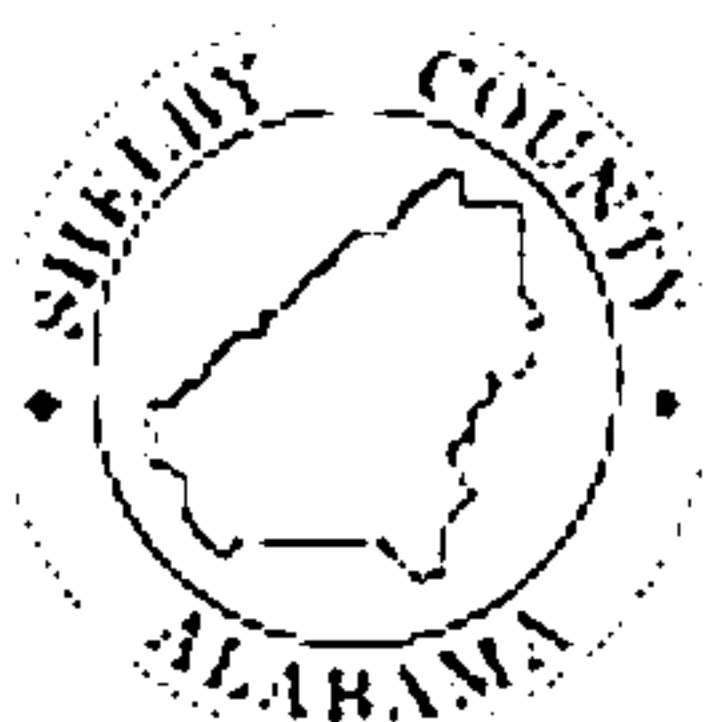
Date of Sale - October 8, 2021.

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: October 8, 2021

Sign 

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/13/2021 10:51:59 AM

\$303.00 JOANN

20211013000497840

