This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Mitulkumar D. Patel, NancyBen M. Patel, Dineshbhai J. Patel, and Alkaben D. Patel 3360 Trip Run Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED EIGHTY AND 00/100 DOLLARS (\$513,480.00) to the undersigned grantor, Lake Wilborn Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Mitulkumar D. Patel, NancyBen M. Patel, Dineshbhai J. Patel, and Alkaben D. Patel, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 851, according to the Survey of Lake Wilborn Phase 8A, as recorded in Map Book 53, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$410,784.00 of the purchase price recited above has been paid from the proceeds of a 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) upon the death of any one of said grantees, the entire interest in said property shall vest in the three survivors, as joint tenants with right of survivorship, and that upon the death of any of the said three survivors, the said property shall vest in the survivors of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named, but if none of the grantees herein named survive the other or others, such as in case of the death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

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			Lake Wilborn P	artners, LLC, ted liability company	
			an Aiavama mun	ou madinity company	
			By:S	2000	·-
			Name: J. Daryl S Its: Authorized R	L .	
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STATE	OF ALABAMA)				
JEFFER	(SON COUNTY)				
J. DAR an Alab	YL SPEARS, whose ama limited liability in to me, acknowled	se name as Auth company, who dged before me	orized Representations or se name is signed to be on this day to be	nty, in said State, herebotive of Lake Wilborn Posterior the foregoing conveys the contents of the contents of the contents of the contents.	artners, LLC, ance and who day of
				oluntarily for and as th	
2021	Given under my har	id and official s	eal this the <u>2nd</u>	day ofNovembe	<u>er</u>
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My Coi	mmission expires: _	03/23/23	CARLA Mini	ATEN CANAL	
			•	AT ABAMA STATE	Page 2 of 2

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	Lake Wilborn Partners, LLC 3545 Market Street		Grantee's Name	Mitulkumar D. Patel, NancyBen M. Patel, Dineshbhai J. Patel, and Alkaben		
	Hoover, AL 35226		Mailing Address	D. Patel 1573 Bessemer Road		
Property Address	_		-	Birmingham, AL 35208		
	Hoover, AL 35244		Date of Sale Total Purchase Price Or	November 2, 2021 \$513,480.00		
			Actual Value	\$		
			Or Assessor's Market Valu	ue <u>\$</u>		
	orice or actual value claimed ecordation of documentary			following documentary evidence:		
Bill of Sale Apprais			1			
Sales Co		Other:	Other:			
Closing	Statement			· · · · · · · · · · · · · · · · · · ·		
•	nce document presented for is form is not required.	recordation cont	ains all of the requ	ired information referenced above,		
		Instructi				
	e and mailing address - prov nt mailing address.	ide the name of	the person or perso	ons conveying interest to property		
Grantee's name being conveye		ide the name of	the person or perso	ons to whom interest to property is		
	ess - the physical address of to the property was conveyed		ng conveyed, if ava	ailable. Date of Sale - the date on		
	price - the total amount pai he instrument offered for rec		se of the property,	both real and personal, being		
conveyed by the	if the property is not being she instrument offered for receive assessor's current market was	cord. This may b	ue of the property, e evidenced by an	both real and personal, being appraisal conducted by a licensed		
current use valuing proper	luation, of the property as de	etermined by the	local official char	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of		
accurate. I fur	ther understand that any fals ted in <u>Code of Alabama 197</u>	e statements cla	imed on this form	d in this document is true and may result in the imposition of the		
Unattes	sted(verified by)	·····	Sign (Grantor/Gra	ntee/ Owner/Agent) circle one		
	(vermed by)	Filed and Reco		Form RT-1		
	Service Contraction of the Contr	Official Public Judge of Proba Clerk	Records te, Shelby County Alaba	ma, County		
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