

PREPARED BY AND UPON
RECORDATION RETURN TO:

Davis, Bingham, Hudson & Buckner, P.C.
724 N. Dean Road, Ste 100
Auburn, Alabama 36830
Attn: H. Taylor Buckner, Esq.

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Code of Alabama §40-22-1 (1975) and is verified by the signature of the Grantor(s) below:

Grantor(s): **Riverchase Hospitality,**
an Alabama limited liability company

Mailing Address: 1854 Lake Cyrus Club Drive
Hoover, AL 35244

Grantee(s): **Sanjay Patel, Shashank Patel, Tina Patel, Manilal V. Patel, Tarunkumar Patel, Pratikkumar Patel, and Tarunkumar J. Patel**

Mailing Address: 1854 Lake Cyrus Club Drive
Hoover, AL 35244

Property Address: 120 Riverchase Parkway East, Hoover, AL 35244

Date of Sale: July *25* 2022

Value (§40-22-1): \$7,200,000.00

The purchase price or actual value can be verified in the following documentary evidence:

☐ Appraisal ☐ Sales Contract ☒ Closing Statement ☐ County Tax Valuation
☐ Other

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned, **Riverchase Hospitality, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), the receipt whereof is hereby acknowledged, the said **Riverchase Hospitality, LLC**, does hereby grant,



20220802000301430 2/3 \$7233.00
Shelby Cnty Judge of Probate, AL
08/02/2022 10:10:11 AM FILED/CERT

bargain, sell and convey unto **Sanjay Patel**, an undivided thirteen and 50/100ths percent (13.5%) interest, **Shashank Patel**, an undivided thirteen and 50/100ths percent (13.5%) interest, **Tina Patel**, an undivided thirteen and 50/100ths percent (13.5%) interest, **Manilal V. Patel**, an undivided thirteen and 50/100ths percent (13.5%) interest, **Tarunkumar Patel**, an undivided eighteen percent (18.0%) interest, **Pratikkumar Patel**, an undivided eighteen percent (18.0%) interest, and **Tarunkumar J. Patel**, an undivided ten percent (10.0%) interest, as tenants-in-common (hereinafter collectively referred to as "Grantee"), in and to the following described real estate and improvements thereon situated in Shelby County, Alabama (the foregoing, being hereinafter referred to as the "Property"):

Parcel I:

Lot 1, according to the Map and Survey of Hunter & Associates Addition to Riverchase, as recorded in Map Book 22, at Page 125, in the Office of the Judge of Probate of Shelby County, Alabama. Together with a non-exclusive easement for vehicular and pedestrian ingress and egress, roadway and right of way purposes as described in that certain ingress and egress easement recorded in the Office of the Judge of Probate of Shelby County, Alabama, in instrument No. 1994-20501.

Parcel II:

Lot 1-A, according to the Map and Survey of Hunter & Associates Addition to Riverchase as recorded in Map Book 22, at Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: 20190805000279860

This conveyance and the warranties hereinafter contained are made subject to and encumbered by any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.

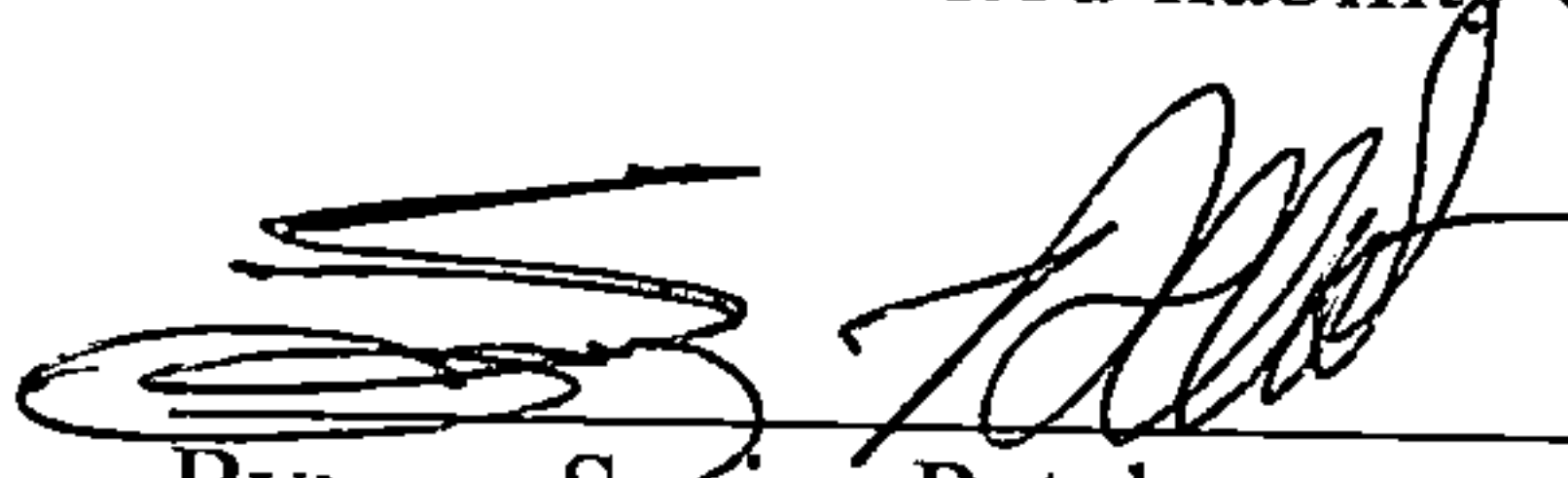
No examination of title has been performed scrivener, and no title opinion has been rendered by scrivener.

TO HAVE AND TO HOLD, the Property unto said Grantee, their legal heirs, successors and assigns, in fee simple forever; and Grantor does hereby bind itself and its successors and assigns, to warrant and defend the Property unto said Grantee, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed and sealed by its duly authorized Managing Member, this the 25th day of July, 2022.

GRANTOR:

Riverchase Hospitality, LLC,
an Alabama limited liability company

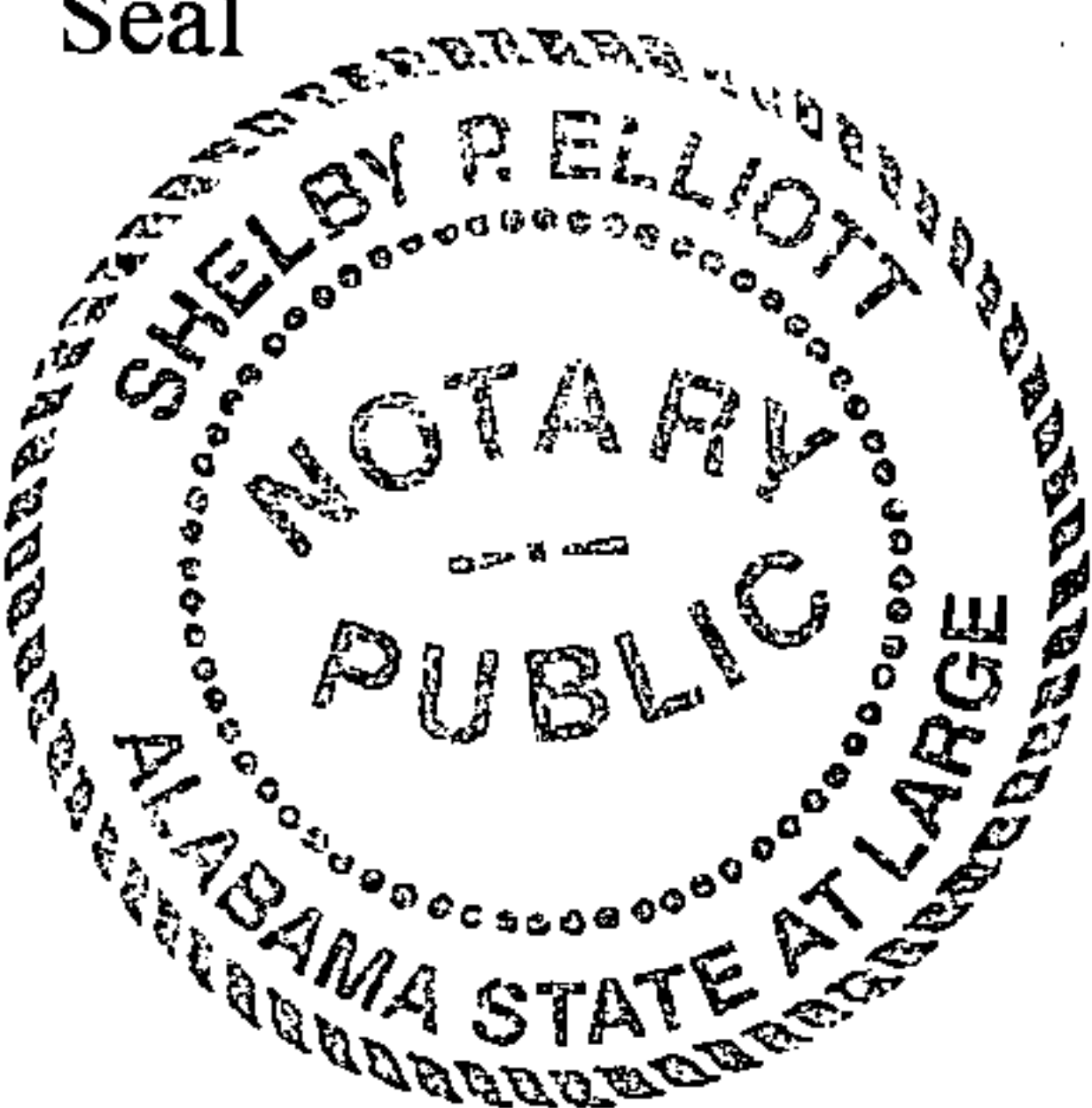
 Managing Member
By: Sanjay Patel
Its: Managing Member

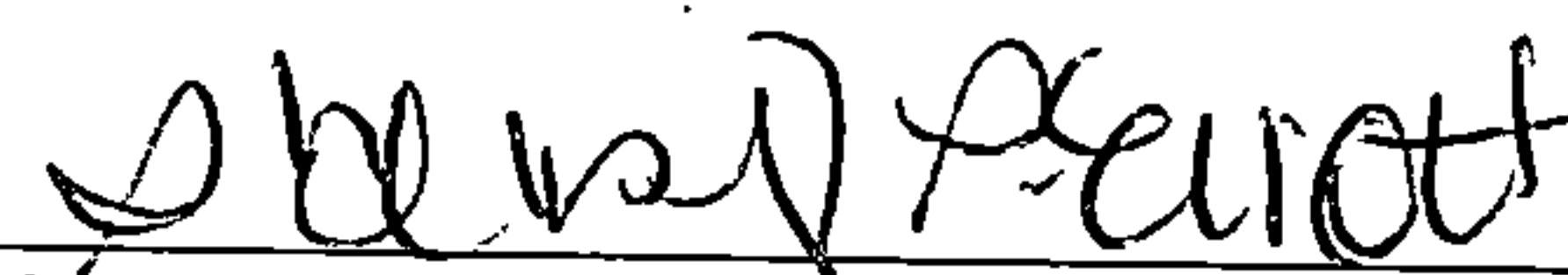
STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Sanjay Patel, as Managing Member of Riverchase Hospitality, LLC**, an Alabama limited liability company, 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, as such Managing Member and with full authority executed the same voluntarily on the day the same bears date as the act of said Company.

GIVEN under my hand and seal of office this the 25th day of July 2022.

Seal




Notary Public
My Commission Expires: 5/27/26