

STATE OF ALABAMA
COUNTY OF SHELBY

*

20220802000301440 1/11 \$1497.00
Shelby Cnty Judge of Probate, AL
08/02/2022 10:10:12 AM FILED/CERT

This Instrument Prepared By:
Billy W. Jackson
Jackson & Williams, Attorneys
416 1st Ave. S.E.
Cullman AL 35055
(256) 739-5400

The purchase of the herein described
real property is being financed in whole or in
part by the proceeds of a Purchase Money Mortgage
being executed simultaneously herewith.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is herein acknowledged, and I/WE, Sanjay Patel, a married man; Shashank Patel, a married man; Tina Patel, a married woman; Manilal V. Patel, a married man; Tarukumar Patel, a married man; Pratikkumar Patel, a married man, and Tarunkumar J. Patel, a married man (Hereinafter referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto VAISHNO DEVI, LLC, an Alabama limited liability company (herein referred to as Grantee, whether one or more), all of their right, title and interest, in and to the following real estate, situated in SHELBY County, Alabama, to wit:

Parcel I:

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

Source of title: 20190805000279860

Shelby County, AL 08/02/2022
State of Alabama
Deed Tax: \$1440.00

Property is Subject to the following:

1. Ad valorem property taxes due and payable October 1 of each year and delinquent January 1 of each year.
2. Any and all easements, restrictions and rights of ways recorded or unrecorded.
3. Such state of facts as shown on record subdivision plat Map 22, page 125, Shelby County Records.
4. Right of way granted to Alabama Power Company as recorded in Deed Volume 331, page 841 in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages, as recorded in Volume 94, page 349 and Volume 64, page 501, in the Probate Office of Shelby County, Alabama. (Parcels I & II).
6. Restrictions appearing of record in Real Volume 90, page 785, in the Probate Office of Shelby, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (Parcels I & II).
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), recorded in Misc. 13, page 50 as amended by Misc. Book 15, page 189 and by Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama. (Parcels I & II).
8. Land Use Agreement between The Harbert Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Misc. Book 19, page 690, as amended by Real Volume 16, page 64, in the Probate Office of Shelby County, Alabama. (Parcels I & II).
9. Declaration of Restrictive Covenants recorded in Instrument 1996-17667, in the Probate Office of Shelby County, Alabama. (Parcel I).
10. Declaration of Restrictive Covenants of Hunter and Associates Addition to Riverchase as recorded in Instrument 1996-17664, as amended in Instrument 1997-19316, in the Probate Office of Shelby County, Alabama. (Parcels I & II).
11. Restrictions appearing of recorded in Deed Book 337, page 663; Instrument 1994-20897 and Instrument 1994-21851, in the Probate Office of Shelby County, Alabama. (Parcel II).
12. Right of way to the City of Hoover for ingress/egress and maintenance of storm drainage, recorded in Instrument 2000-20724, in the Probate Office of Shelby County, Alabama.
13. Terms, conditions and rights of others in and to the use of the ingress and egress easement as recorded in Instrument 1994-20501, in the Probate Office of Shelby County, Alabama. (Parcel II).
14. Any and all building/zoning ordinances, easements, restrictions, rights of ways or other matters to The City of Hoover Alabama, recorded or unrecorded.

The above described property is not the homestead of Grantor's and or that of the Grantor's spouses', if any.

This description provided to Jackson & Williams by. Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city



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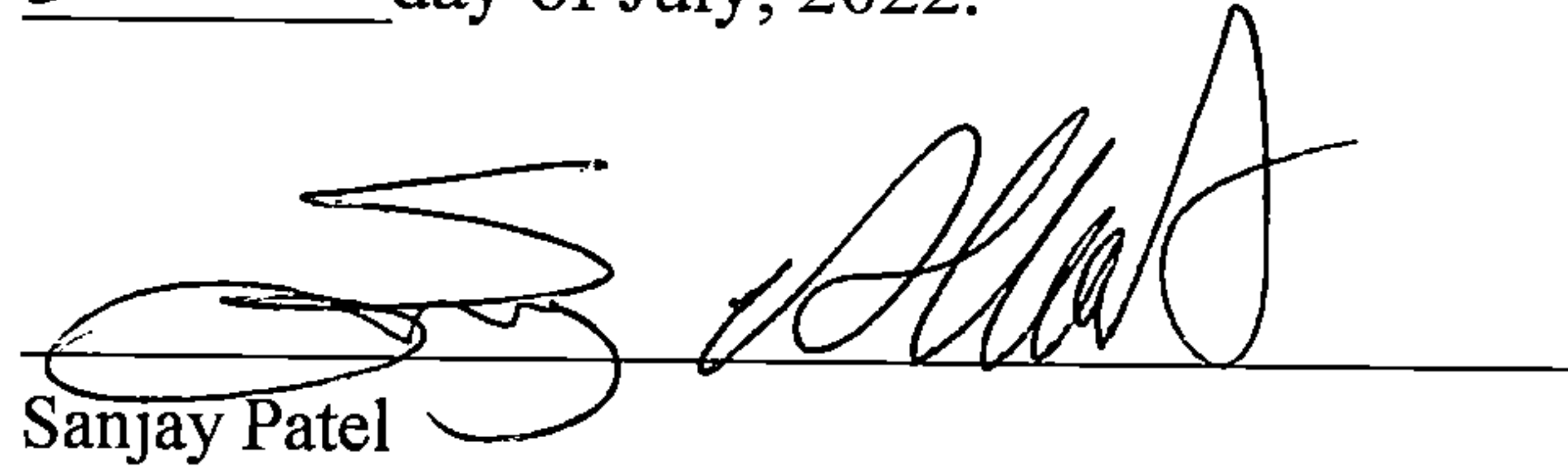
regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantee, its successors and/or assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, its successors and/or assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, its, successors and/or and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
25th day of July, 2022.


Sanjay Patel

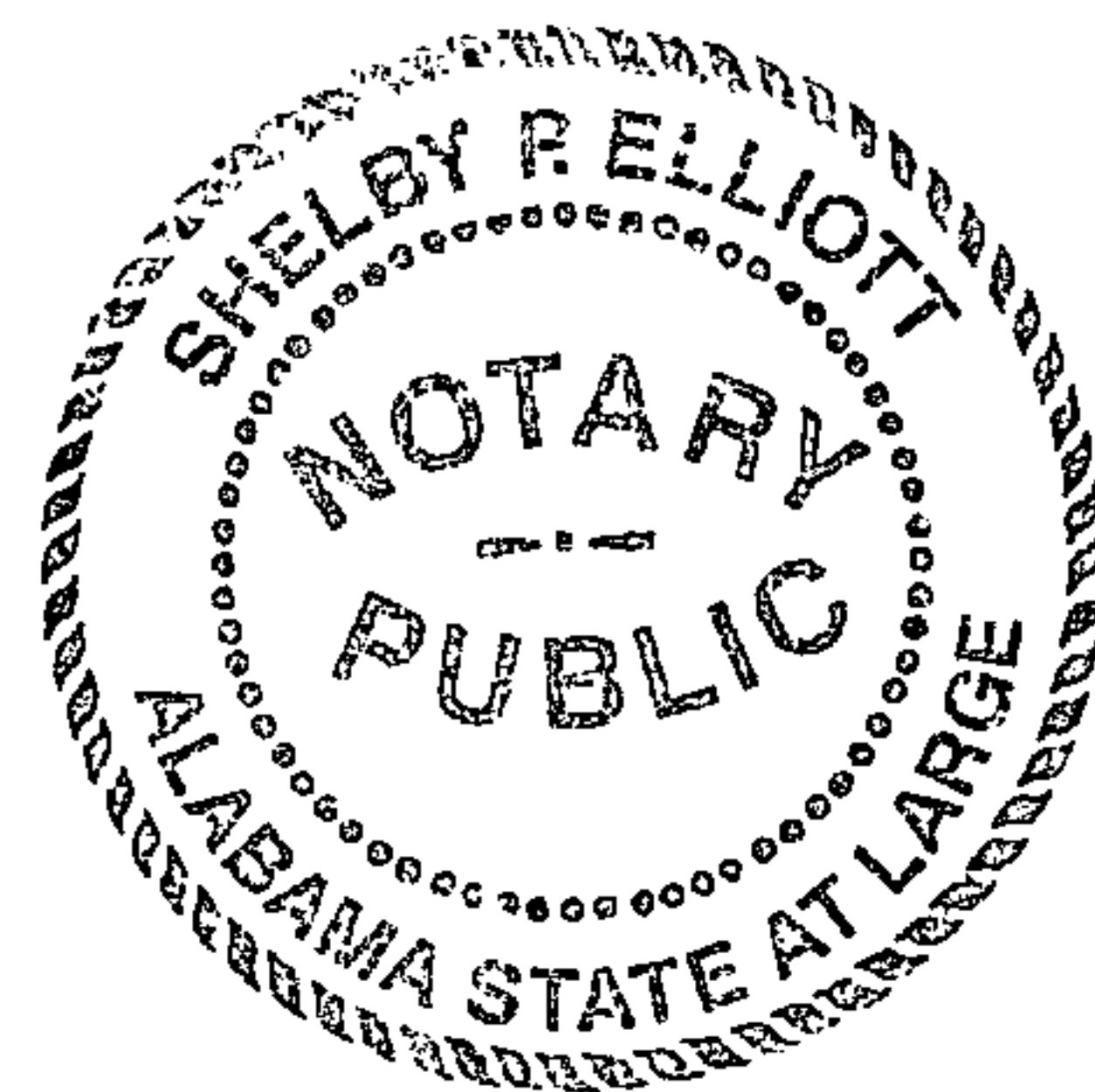
STATE OF ALABAMA *
COUNTY OF Cullman *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Sanjay Patel, whose name 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.

DONE, this the 25th day of July, 2022.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/07/26





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25 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of July, 2022.

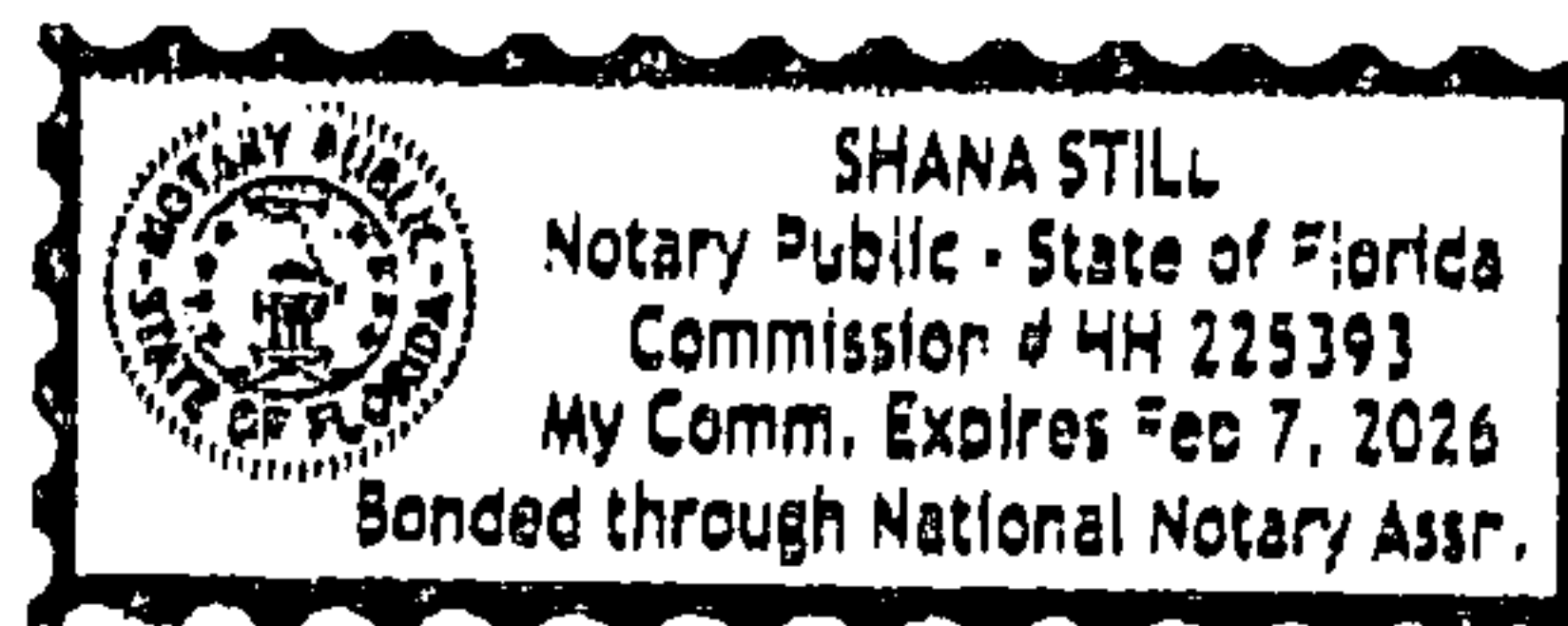
Shashank Patel

STATE OF Florida *
COUNTY OF St. Johns *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Shashank Patel, whose name 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.

DONE, this the 25 day of July, 2022.

Shana Steel Shana Still
NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb. 7, 2026



25 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of July, 2022.

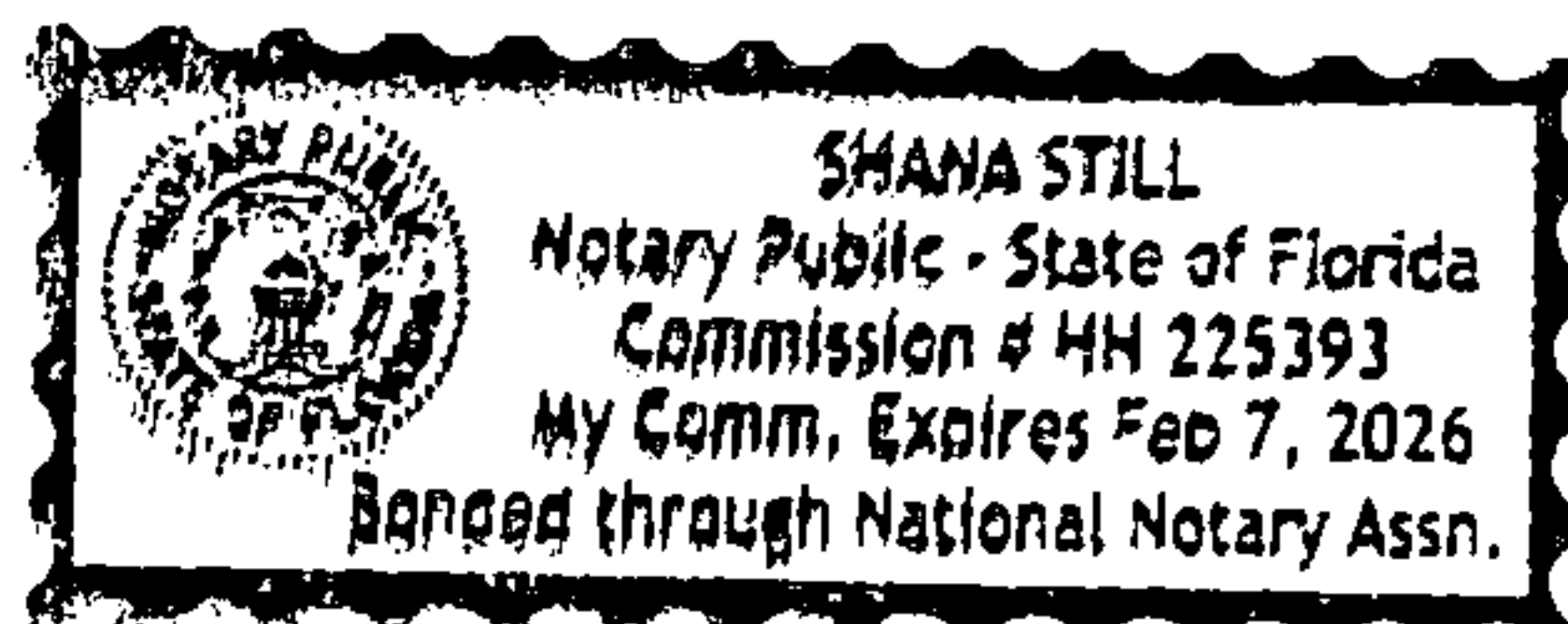
Tina Patel
Tina Patel

STATE OF Florida *
COUNTY OF St. Johns *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Tina Patel, whose name 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.

DONE, this the 25 day of July, 2022.

Shana Still Shana Still
NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb. 7, 2026



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25th day of July, 2022.

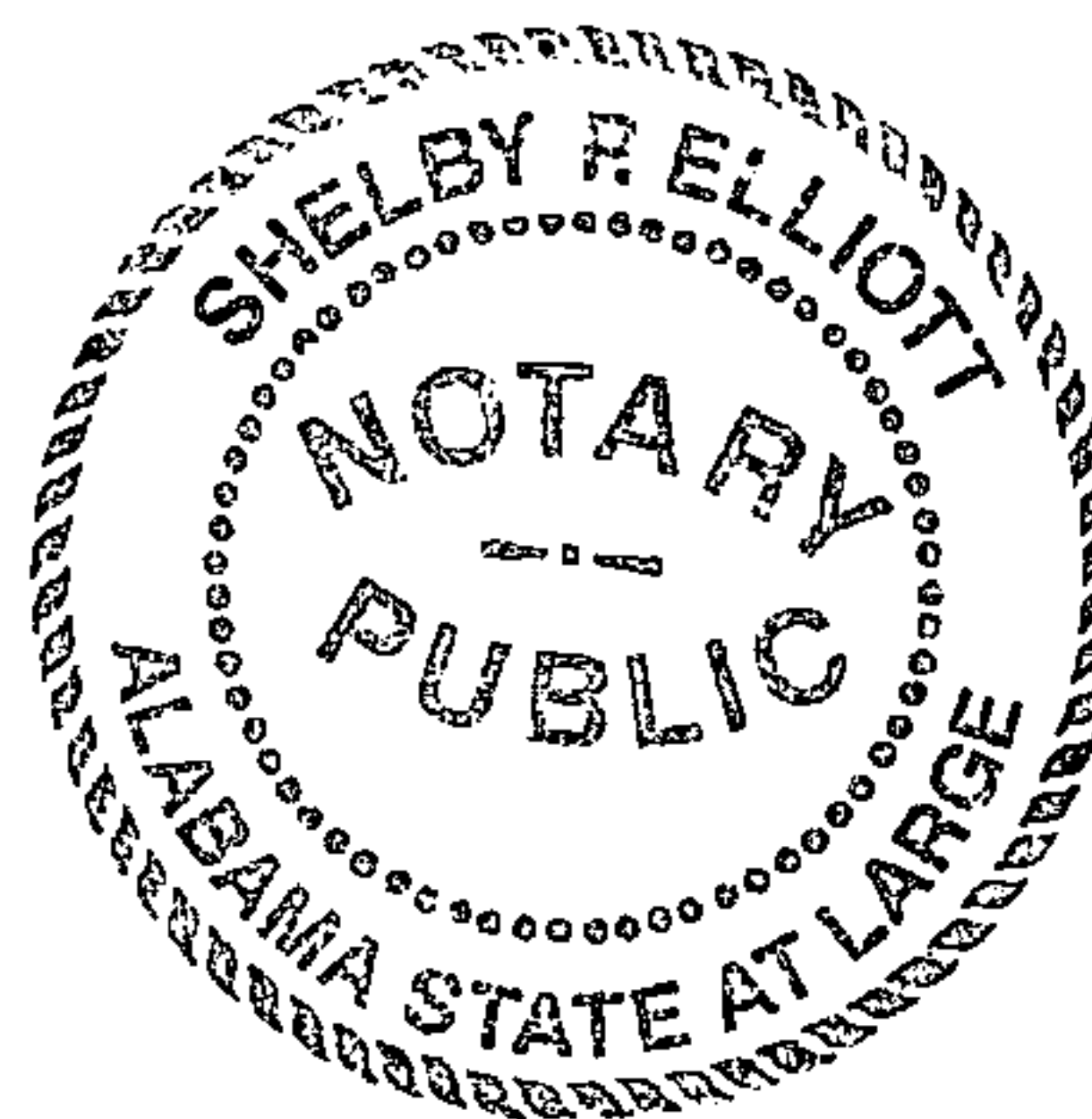
Manilal V. Patel
Manilal V. Patel

STATE OF Alabama *
COUNTY OF Cullman *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Manilal V. Patel, whose name 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.

DONE, this the 25th day of July, 2022.

Shelby R. Elliott
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/07/26





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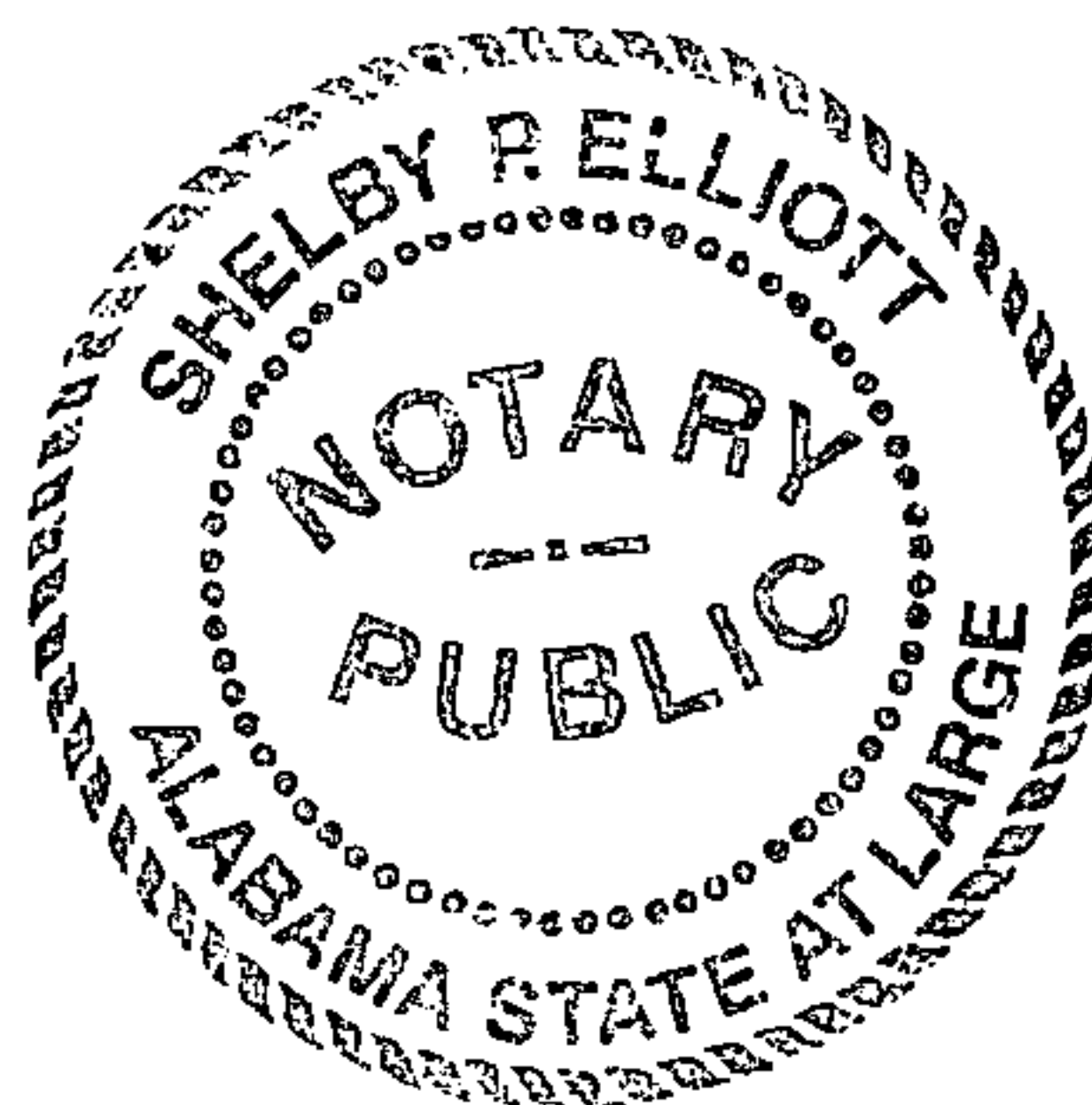
Tarunkumar Patel
Tarunkumar Patel

STATE OF Alabama *
COUNTY OF Cullman *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Tarunkumar Patel, whose name 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.

DONE, this the 25th day of July, 2022.

Shelby P. Elliott
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/07/26





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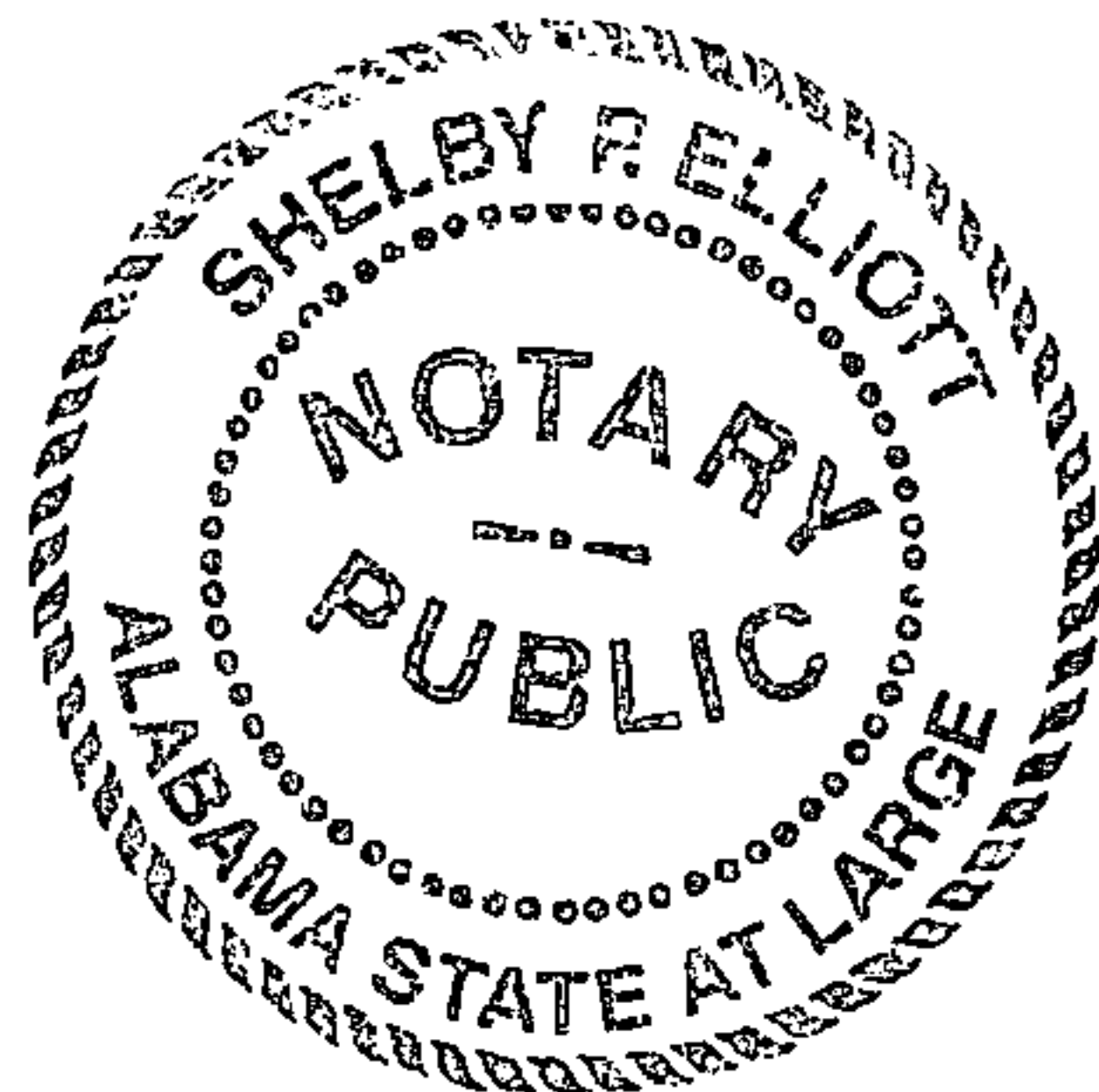
Pratikkumar Patel
Pratikkumar Patel

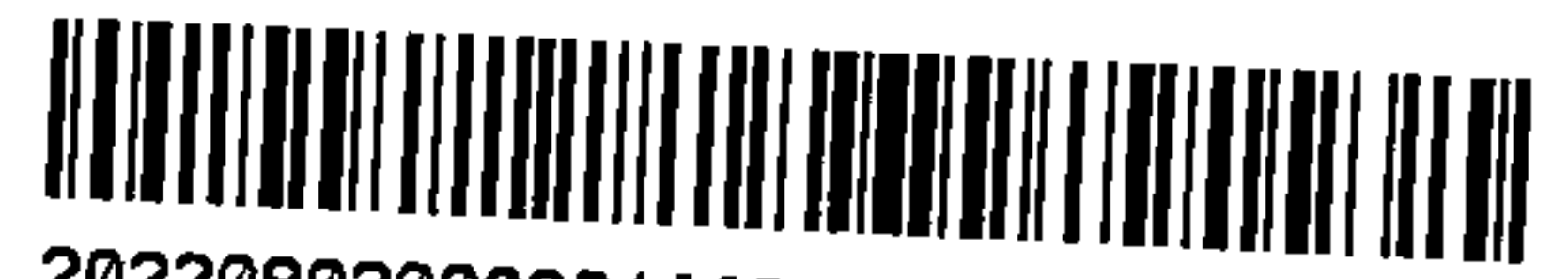
STATE OF Alabama *
COUNTY OF Cullman *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Pratikkumar Patel, whose name 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.

DONE, this the 25th day of July, 2022.

Shelby P. Elliott
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/07/26





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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
25th day of July, 2022.

Tarunkumar J. Patel
Tarunkumar J. Patel

STATE OF Georgia *
COUNTY OF Houston *

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Tarunkumar J. Patel, whose name 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.

DONE, this the 25th day of July, 2022.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-2024

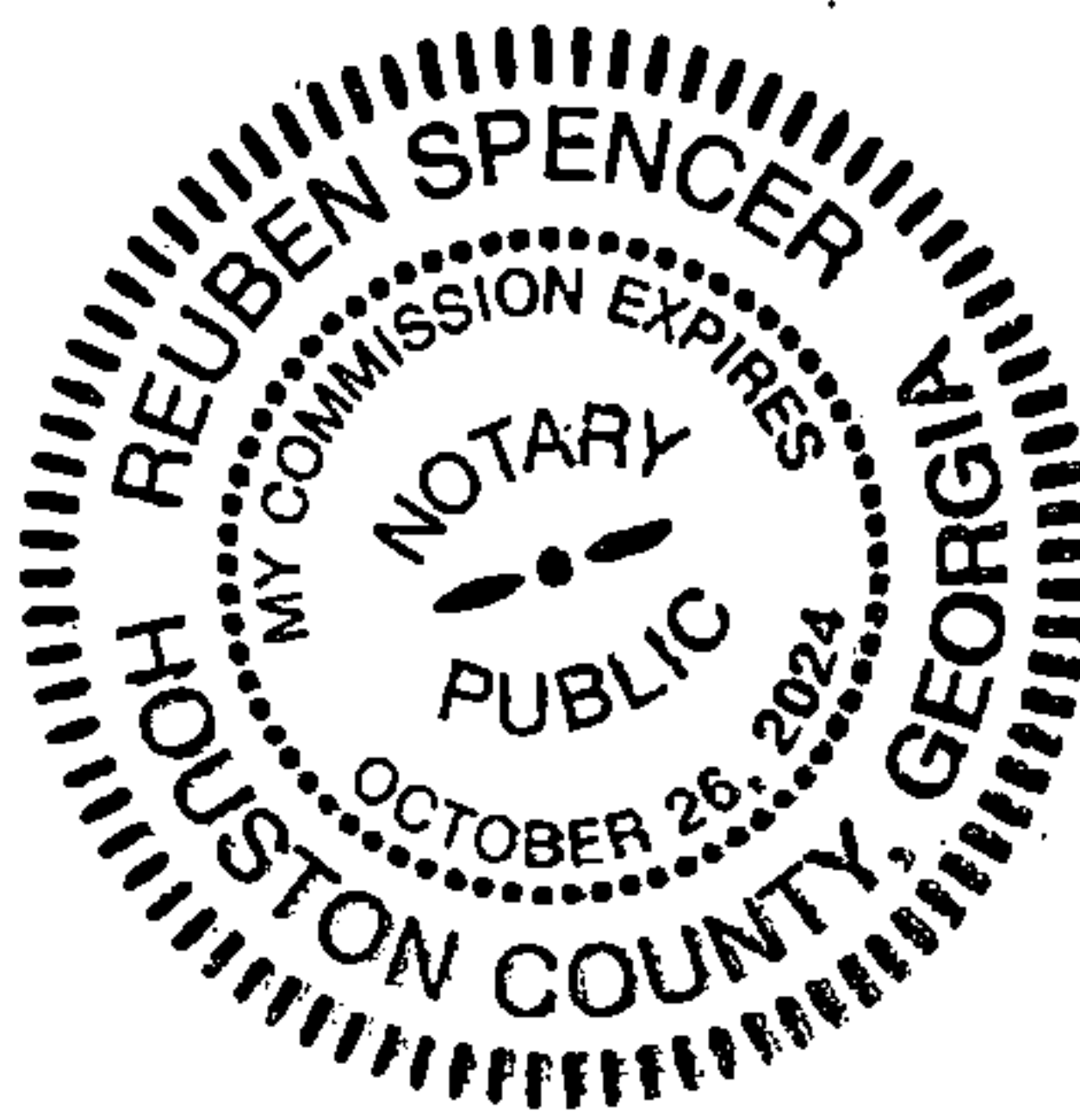
GRANTOR'S ADDRESS:

1854 Lake Cryus Club Drive

Hoover, AL 35244

GRANTEE'S ADDRESS:

1317 Alabama 67
Decatur, AL 35603



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
Sanjay Patel, etals

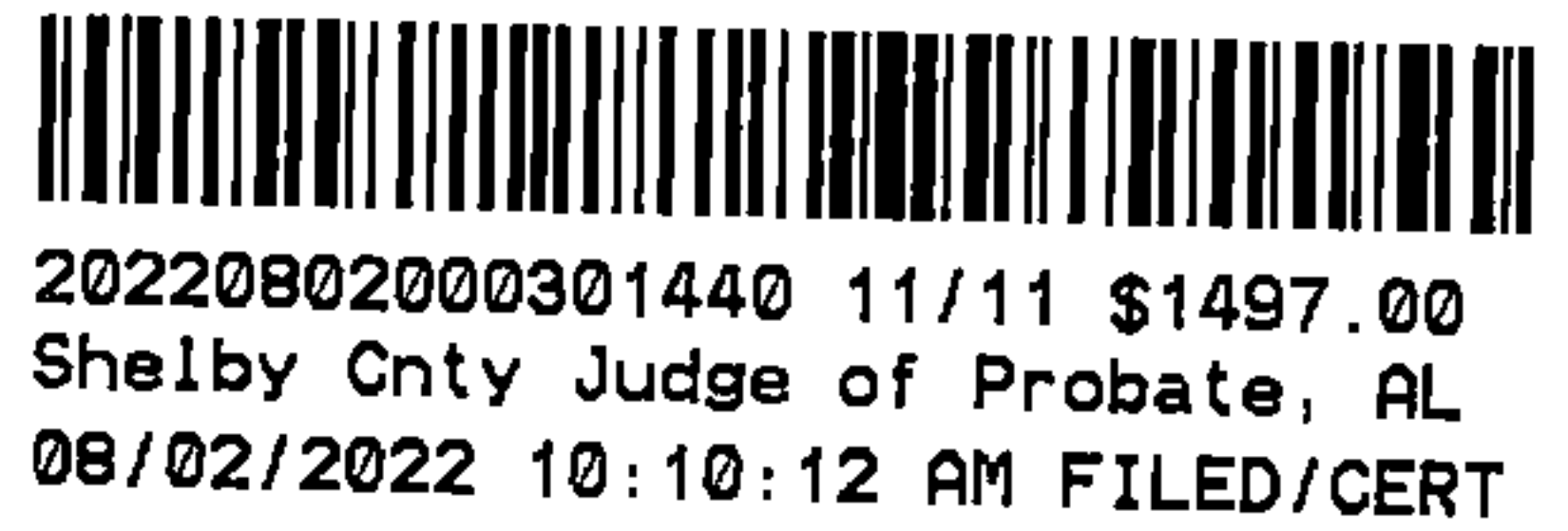
120 Riverchase Parkway E
Birmingham, AL 35244

Property Address:
120 Riverchase Parkway E
Birmingham, AL 35244

Grantee's Name/Mailing Address
VAISHNO DEVI, LLC

120 Riverchase Parkway E
Birmingham, AL 35244

Date of Sale: July 28 2022



Total Purchase Price: \$7,200,000.00

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
x Closing Statement
Appraisal

Tax Assessor's Current Market Value
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 tax payer 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: 7/25/2022

Unattested
(verified by)

Print: VAISHNO DEVI, LLC

Sign [Signature] managing member
(Grantor/Grantee/Owner/Agent) Circle One