

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
SHREEMAITIDEVIMATA, LLC
346 Wixford Trace
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **RAJPARI, INC.** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SHREEMAITIDEVIMATA, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$550,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and By-Laws and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Abdul R. Rajpari**, its **President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 18th day of November, 2022.

RAJPARI, INC.



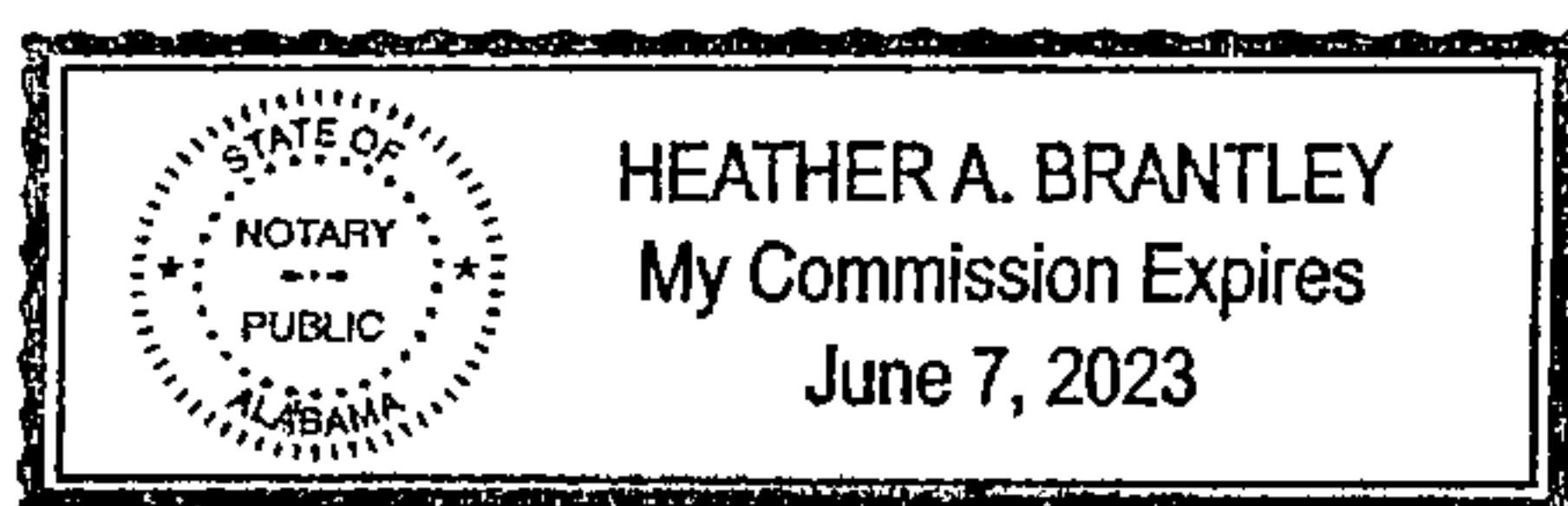
BY: Abdul R. Rajpari
ITS: President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Abdul R. Rajpari**, whose name as **President** of **RAJPARI, INC.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of November, 2022.





Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Lot 6 and the South 77.0 feet of Lot 5 and the North one half of vacated 6th Street, Block 45, according to the Survey of South Calera, as recorded in Map Book 3, Page 40, in the Probate Office of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the intersection of the centerline of 6th Street according to the "Survey of South Calera" as recorded in Map Book 3, Page 40, Probate Court, Shelby County, Alabama, said 6th Street now vacated and the East right of way line of U.S. Highway No. 31 and run thence northerly along the said East right of way of said highway 31 a distance of 207.00' to a point that is 77.0' North of the southwest corner of Lot 5 of same said Survey of South Calera; thence turn a deflection angle of 90 degrees 00 minutes 03 seconds to the right and run easterly parallel with the South line of said Lot 5 a distance of 96.51 feet to a point on the West right of way line of the Old L&N Railroad right of way; thence turn a deflection angle of 90 degrees 12 minutes 11 seconds to the right and run southerly along said railroad right of way a distance of 207.00 feet to a point on the centerline of the said vacated 6th Street; thence turn a deflection angle of 89 degrees 47 minutes 46 seconds to the right and run westerly along centerline of said vacated street a distance of 95.78 to the point of beginning.

TAX PARCEL NUMBER: 35-1-11-0-002-011.001

Real Estate Sales Validation Form

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

Grantor's Name RAJPARI, INC.
Mailing Address 2200 Grand Avenue Hoover, AL 35226

Grantee's Name SHREEMAITIDEVIMATA, LLC
Mailing Address 346 Wixford Trace Alabaster, AL 35007

Property Address 10491 Highway 31 Calera, AL 35040

Date of Sale November 18, 2022
Total Purchase Price \$ 650,000.00
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
X Sales Contract
X Closing Statement
Appraisal
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 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 November 18, 2022

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2022 08:04:31 AM
\$128.00 JOANN
20221201000437460

Handwritten signature: Allie S. Bayl