

Prepared by:  
Mary Stewart Nelson, Esq.  
FISH NELSON & HOLDEN, LLC  
400 Century Park South, #224  
Birmingham, AL 35226

Sent Tax Notices To:  
Soham IV, LLC  
1432 Scout Ridge Drive  
Hoover, AL 35244

STATE OF ALABAMA        )  
SHELBY COUNTY            )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by SOHAM GROUP IV, LLC (the "Grantee"), to CALERA HOSPITALITY GROUP, LLC, an Alabama limited liability company (the "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real property lying and being situated in Shelby County, Alabama, together with all and singular the tenements, hereditaments, rights, privileges, and appurtenances thereunto belonging, or in anywise appertaining, described as follows (the "Property"):

**LEGAL DESCRIPTION:** Lot 18-A according to the Final Plat of a Resurvey of Lot 18 of a Resurvey of Lot 2 Limestone Marketplace Subdivision, as recorded in Map Book 56, Page 80 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the herein described Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further otherwise.

It is expressly understood and agreed that this Limited Warranty Deed is made subject to the following exceptions:

Current taxes and assessments which are a lien not yet delinquent;

Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under the property;

Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local;

Easements, reservations, covenants and restrictions of record; and

Any matters which would be shown on a survey of the Property.

*[Signature on following page]*

IN WITNESS WHEREOF, Grantor, by its Co-Manager, Indravadan Soni, who is authorized to execute this conveyance, has hereunto set its hand this May 25 2023.

GRANTOR:  
CALERA HOSPITALITY GROUP LLC,  
an Alabama limited liability company

By: [Signature]  
Name: Indravadan Soni  
Title: Co-Manager and Authorized Agent

STATE OF ALABAMA       )  
                                      :  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Indravadan Soni, not in his individual capacity but solely in his capacity as authorized agent and managing member of Grantor, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 2023.

[Signature]  
Notary Public

My Commission Expires: 2/12/2024

Candace Roberson  
Notary Public, Alabama State At Large  
My Commission Expires Feb 12, 2024

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>CALERA HOSPITALITY GROUP LLC</u>	Grantee's Name	<u>SOHAM GROUP IV LLC</u>
Mailing Address	<u>c/o Indra Soni 1691 Southpointe Dr., Birmingham, AL 35244</u>	Mailing Address	<u>c/o Neal Soni 1432 Scout Ridge Drive, Hoover, AL 35244</u>
Property Address	<u>Lot 18A Limestone Marketplace Subdivision, Calera, AL 35040</u>	Date of Sale	<u>May 25 2023</u>
		Total Purchase Price	<u>\$695,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

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	<u>May 25, 2023</u>	Print:	<u>[Signature]</u>
<input type="checkbox"/> 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  
 05/25/2023 12:21:13 PM  
 \$723.00 JOANN  
 20230525000157480

*Allie S. Boyd*