

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2023-6922

Send Tax Notice To:
Karuna R. Patel, Rambhai Patel, and
Ajay R. Patel
3236 Trip Run
Hoover. AL35244

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$569,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Brian J. Neyer and Ashley D. Neyer, husband and wife, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Karuna R. Patel and Rambhai Patel, a married couple and Ajay R. Patel, a married man (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 2147, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18 A & B, in the Probate office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

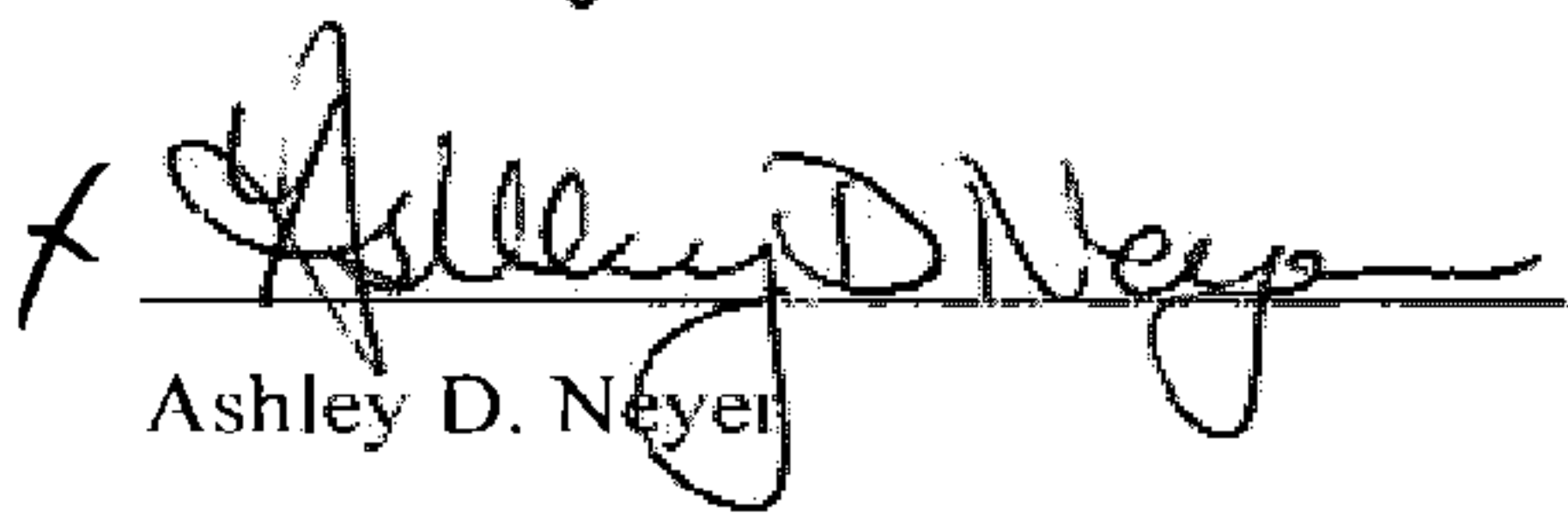
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 24th day of July, 2023.

x 

Brian J. Neyer

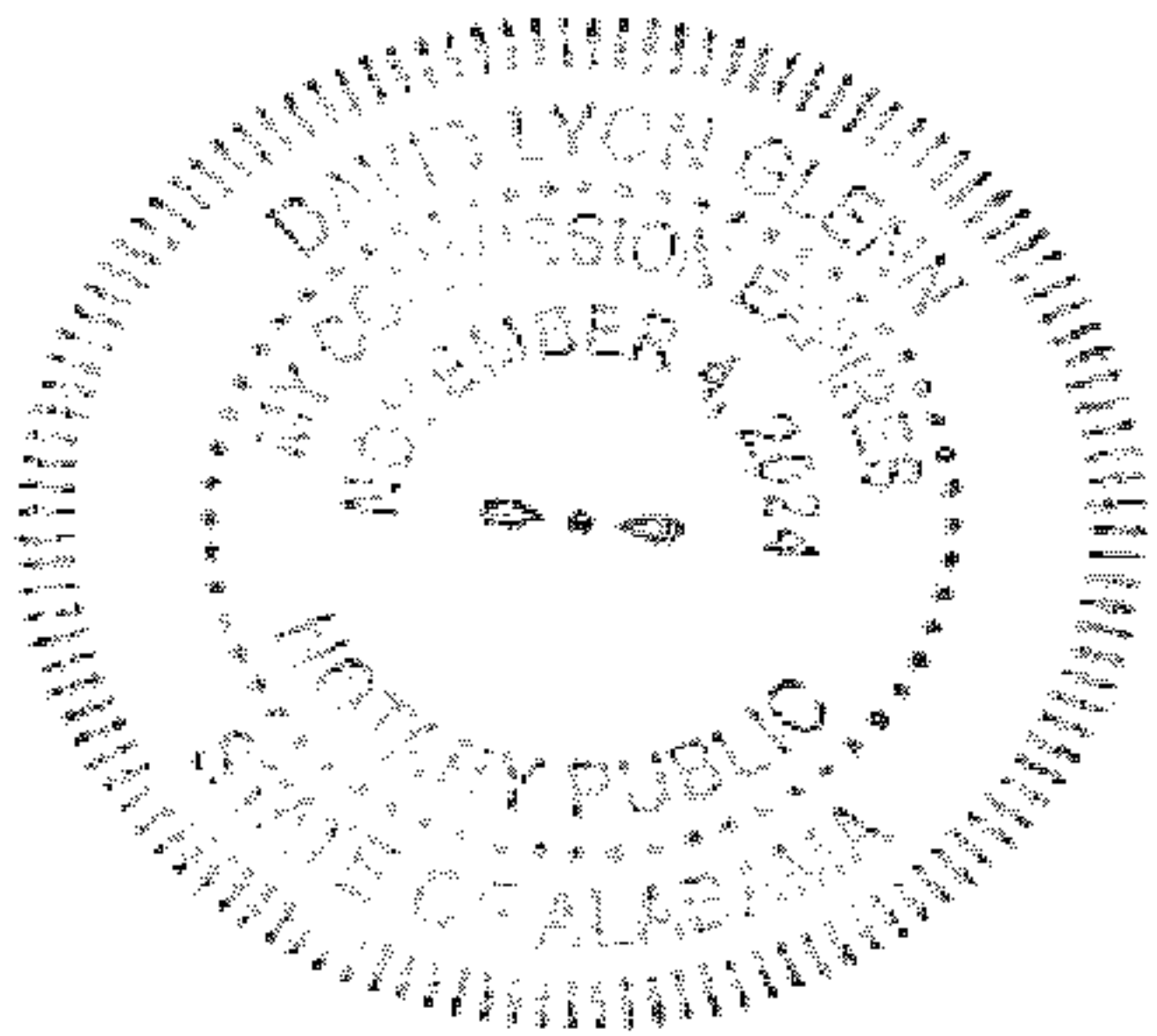
x 

Ashley D. Neyer

State of Alabama
County of Jefferson

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that Brian J. Neyer and Ashley D. Neyer whose name(s) 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2023.





Notary Public: David Lyon Glenn
My Commission Expires: November 4, 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 Brian J. Neyer and Ashley D. Neyer
 Mailing Address 3236 Trip Run
Hoover, AL 35244

Property Address 3236 Trip Run
Hoover, AL 35244

Grantee's Name Karuna R. Patel, Rambhai Patel, and
Ajav R. Patel

Mailing Address 3236 Trip Run
Hoover, AL 35244

Date of Sale July 24, 2023

Total Purchase Price \$569,900.00

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
☐ 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).

Name: Brian J. Neyer and Ashley D. Neyer

Date: 24th day of July, 2023

Brian J. Neyer
 Brian J. Neyer
Ashley D. Neyer
 Ashley D. Neyer



[Signature] (verified)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2023 02:41:08 PM
 \$596.00 JOANN
 20230801000231410

Allen S. Beyl

Form RT-1