

This Instrument was Prepared by:

Send Tax Notice To: Parth R. Patel

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

7017 Wynn Lakes Blvd
Montgomery, AL 36117

CORPORATION STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Greenbriar, LTD.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Parth R. Patel**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$145,333.26

~~XXXXXX~~
~~\$140,250.00~~ \$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its President who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January, 2024.

GREENBRIAR, LTD.

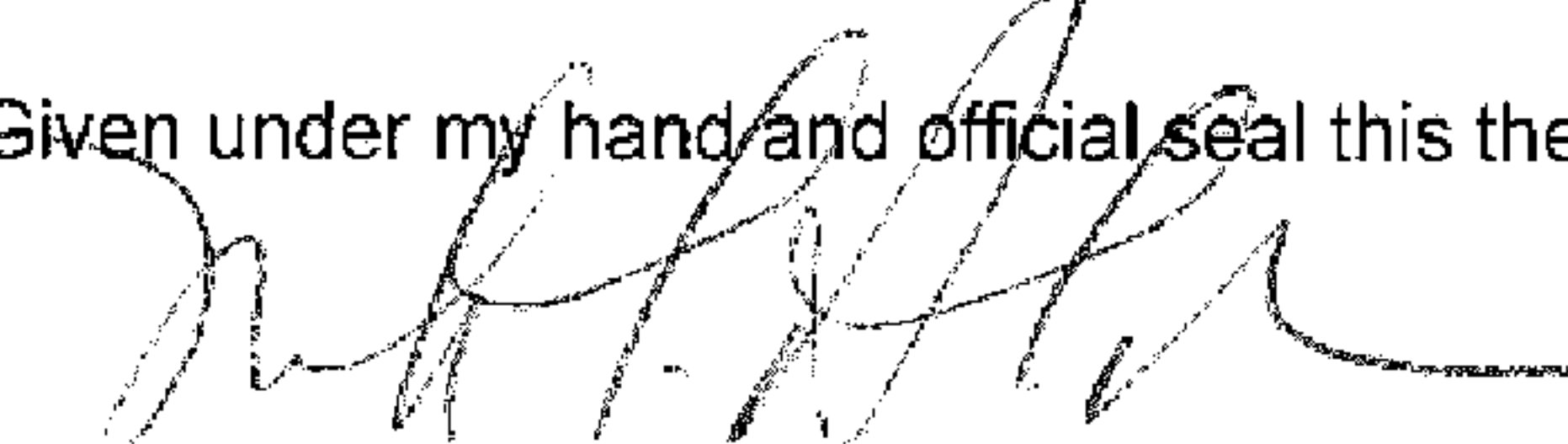

Mary F Roensch
President

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Mary F. Roensch as President of Greenbriar, LTD. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2024.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

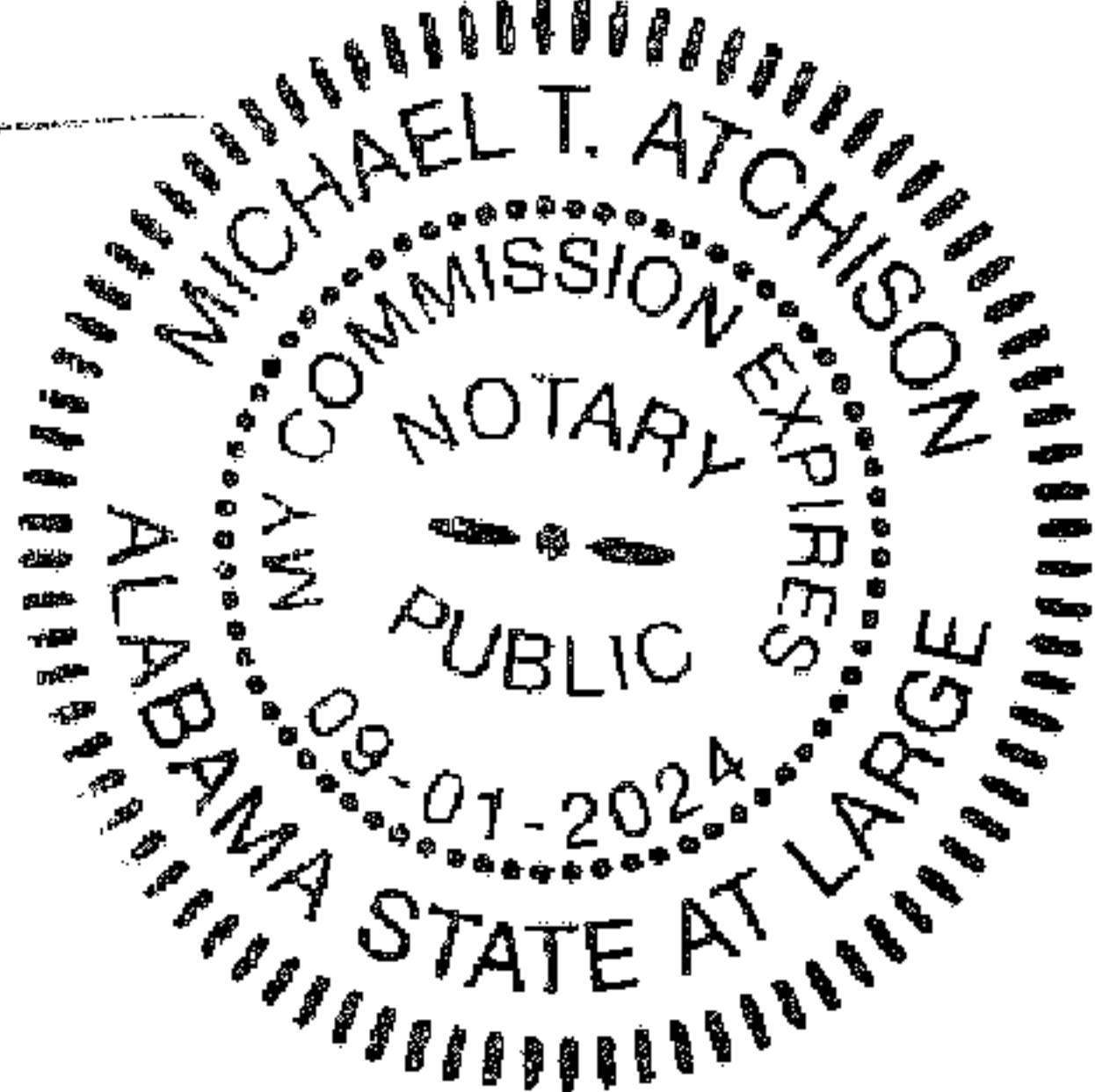


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the SE corner of Section 33, Township 20 South, Range 3 West; thence N 77°42'21"W a distance of 1374.17' to the Point of Beginning; thence N 15°32'42"E a distance of 202.99'; thence N16° 42'04"W a distance of 55.19'; thence N 29°20'37"W a distance of 75.74'; thence N 84°39'55"W a distance of 9.52'; thence N 00°23'06"W a distance of 16.17'; Thence N 29°20'37"W a distance of 41.24'; thence S84°39'55"E a distance of 20.07'; thence N 00°23'06 W a distance of 37.18'; thence S 76°52'18"W a distance of 37.75'; thence N 32°09'37"W a distance of 62.40'; thence N 17°00'38" W a distance of 82.83'; thence N 00°52'19"E a distance of 49.72'; thence N 21°55'45"W a distance of 34.66'; thence S 15° 02'40"W a distance of 550.35'; thence S 51°21'24" E a distance of 293.76; thence N14°54'31" E a distnace of 110.57' to the Point of Beginning.

ALSO:
A 20' wide easement situated in the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of Section 33, Township 20 South, Range 3 West; thence N 77°42'21" W a distance of 1374.17' to the Point of Beginning; thence N 15°32'42" E a distance of 202.99'; thence N 16° 42'04" W a distance of 37.48'; thence S 15°32'42" W a distance of 234.80'; thence S 14°54'31" W a distance of 101.88'; thence S 51°21'24" E a distance of 21.85'; thence N 14°54'31" E a distance of 110.57' to the point of beginning.

According to survey of William D. Callahan, Jr., RPS 28251, dated July 25, 2023.

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>Greenbriar, LTD.</u>	Grantee's Name	<u>Parth R. Patel</u>
Mailing Address	<u>*PO Box 247</u> <u>ALABASTER, AL 35007</u>	Mailing Address	<u>7017 Wynlake Blvd</u> <u>Montgomery AL 36117</u>
Property Address	<u>Highway 17</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>January 05, 2024</u>
		Total Purchase Price	<u>\$165,000.00</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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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 January 04, 2024

Print Greenbriar, LTD.

 Unattested

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

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2024 01:24:32 PM
\$48.00 JOANN
20240108000006450



Form RT-1

Alvin S. Bayl