

STATUTORY WARRANTY DEED

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

Send tax notice to:  
Inderjit S. Gill  
1545 Eddy Street. Apt. 402  
San Francisco, CA 94115

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SPARTAN INVEST, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **INDERJIT S. GILL** (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.

**\$140,800.00** 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 Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantee, his/her heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 14<sup>th</sup> day of August, 2024.

SPARTAN INVEST, LLC

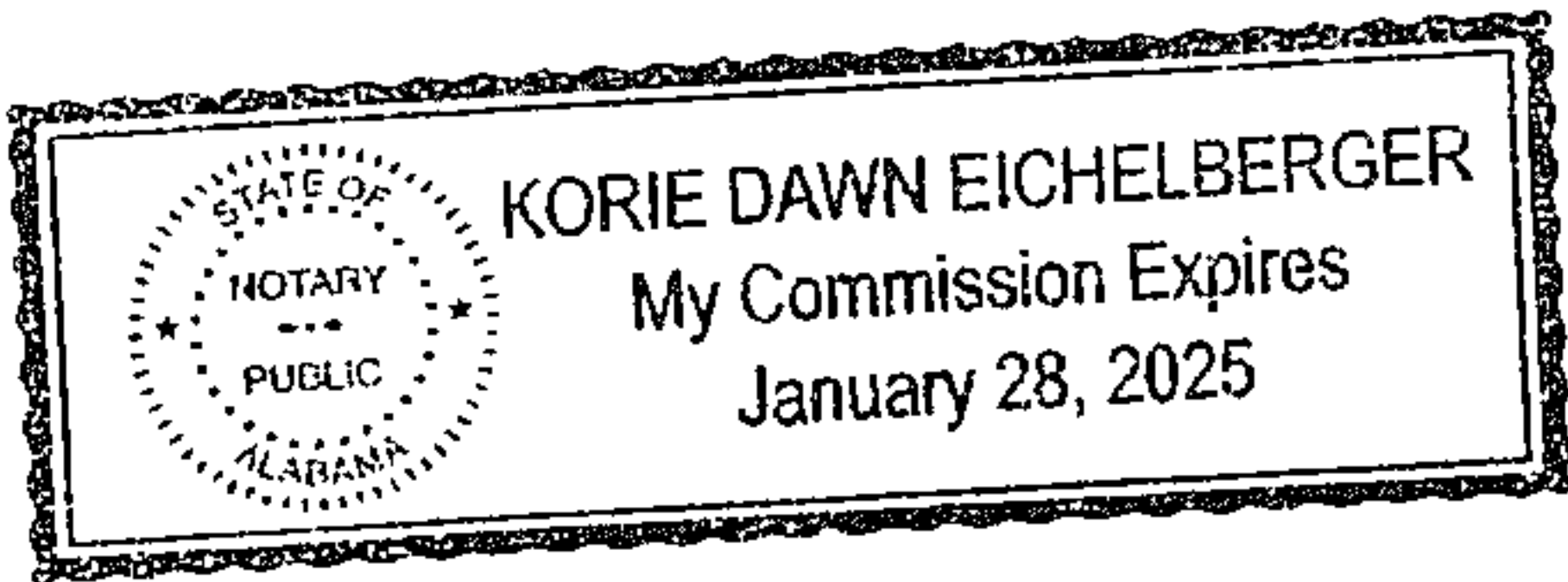
  
BY: Jerrica Fletcher  
ITS: Authorized Agent

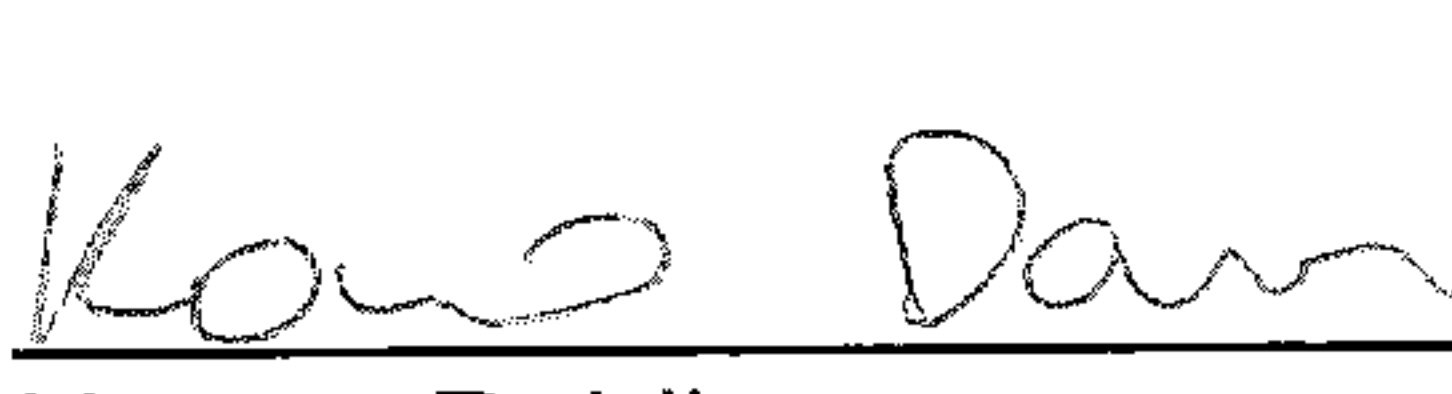
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Agent** of **SPARTAN INVEST, LLC**, 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 she as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14<sup>th</sup> day of August, 2024.



  
Notary Public  
My Commission Expires: 01/28/2025

## **EXHIBIT "A"**

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**Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly “two degrees” 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to the point of beginning. Situated in Shelby County, Alabama, in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.**

**Being more particularly described as follows as shown on survey dated, June 15, 2023, by Surveying Solutions, Inc., attached here with:**

**Beginning at a point where the land of Sam Watkins intersects Highway 31, run West of 105 feet; thence Northerly “two degrees” 105 feet; thence East 105 feet to Montgomery Highway 31; thence in a Southerly direction 105 feet parallel with Highway 31 on the West side 105 feet to point of beginning. Situated in Shelby County, Alabama, in Section 12, Township 21 South, Range 3 West, Shelby County Alabama.**

**Said property being on and the same as conveyed in instruments recorded in Deed Book 163, Page 244, affidavits recorded in Inst. No. 2000-05248, Inst. No 20030926000650780, Inst. No. 20060222000085760 and Inst. NO. 20080117000023880.**

**TAX PARCEL NUMBER: 23-1-12-0-000-021.002**

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

Spartan Invest, LLC  
2015 3<sup>rd</sup> Avenue North  
Birmingham, AL 35203

Grantee's Name  
Mailing Address

INDERJIT S. GILL  
1545 Eddy Street. Apt. 402  
San Francisco, CA 94115

Property Address

912 Old Highway 31,  
Alabaster, AL 35007

Date of Sale

August 14, 2024

Total Purchase Price \$

176,000.00

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

☒ 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 August 14, 2024

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  
08/19/2024 01:56:00 PM  
\$63.50 CHARITY  
20240819000259000

Allen S. Bayl