

**SEND TAX NOTICE TO:**  
**Elizabeth Tipton Clark and William Cody**  
**Clark**  
**2098 Royal Fern Lane**  
**Birmingham, Alabama 35244**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Seven Hundred Nine Thousand Eight Hundred Twelve dollars & no cents (\$709,812.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Hina Patel and Rakesh Patel, married to each other**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Elizabeth Tipton Clark and William Cody Clark**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2334, according to the Survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama.**

\$674,321.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.


Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 10, Page 11 A & B.

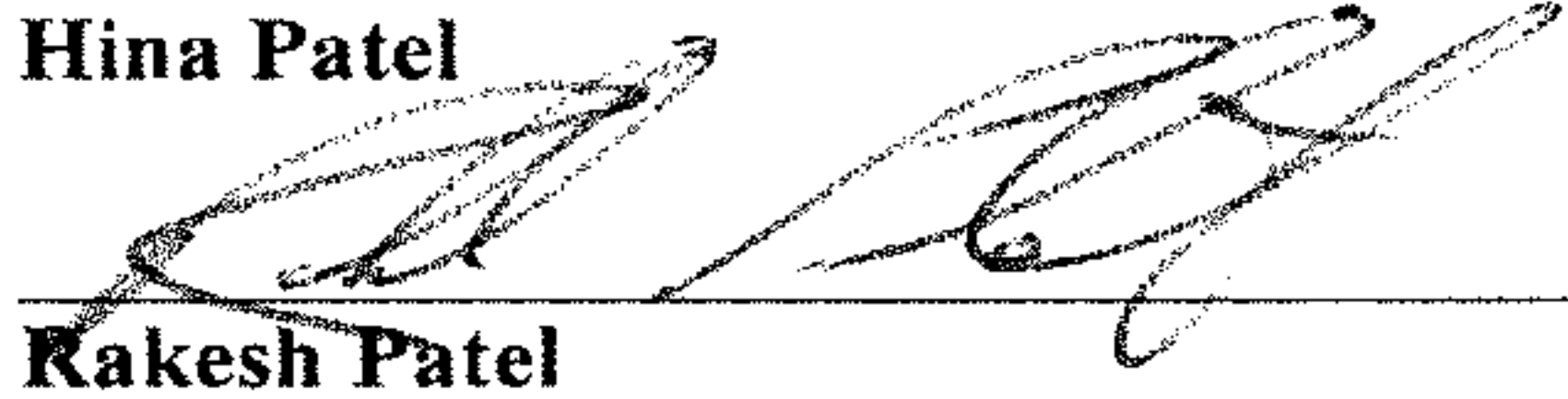
**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein)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

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #2412016

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **January 8, 2025**.

 (Seal)  
**Hina Patel**

 (Seal)  
**Rakesh Patel**

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

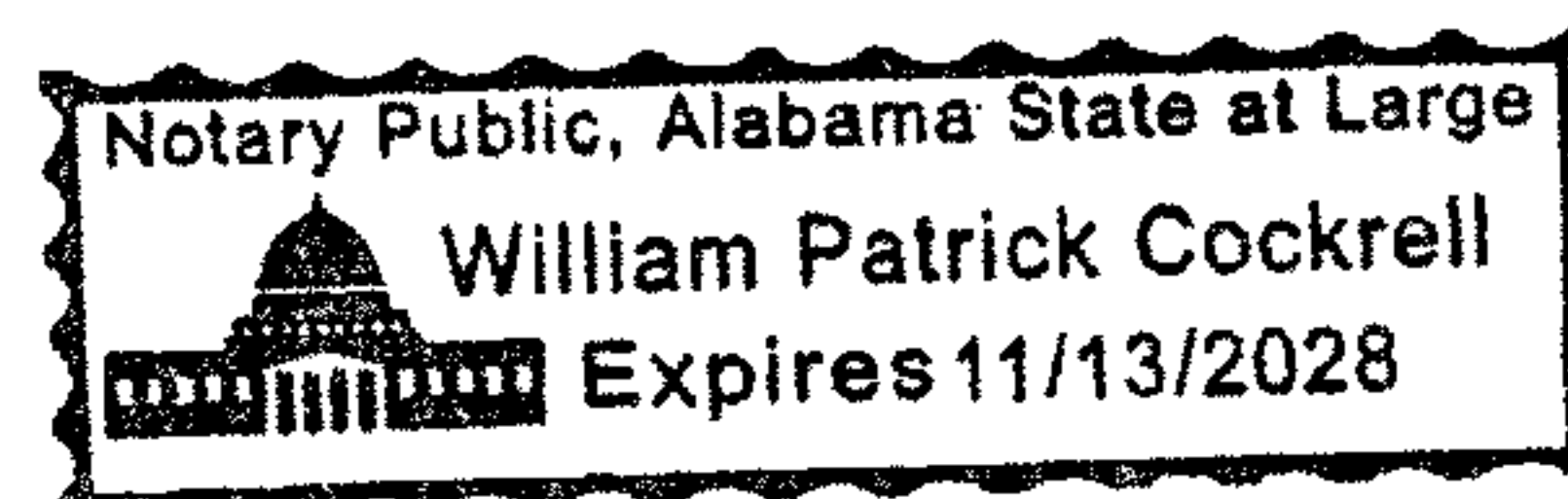
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hina Patel and Rakesh Patel, married to each other**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

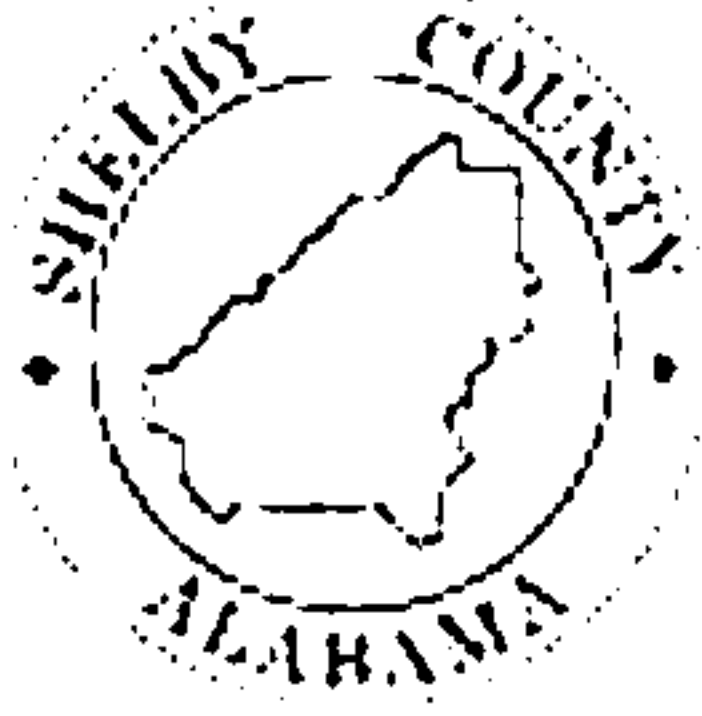
Given under my hand and official seal this 8th day of January, 2025

Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/09/2025 03:23:13 PM  
 \$63.50 JOANN  
 20250109000010650

*Allen S. Boyd*

### Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Hina Patel and Rakesh Patel

Grantee's Name Elizabeth Tipton Clark and William Cody Clark

Mailing Address 1082 Greystone Crest  
 Birmingham, Alabama 35242

Mailing Address 2098 Royal Fern Lane  
 Birmingham, Alabama 35244

Property Address 2098 Royal Fern Lane,  
 Hoover, Alabama 35244

Date of Sale 01/09/2025

Total Purchase Price \$709,812.00

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

\_\_\_\_\_ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 1.8.2025

Print Elizabeth Tipton Clark

\_\_\_\_\_ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one