

THIS INSTRUMENT PREPARED BY:
David Snoddy
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
**Ronak Raojibhai Patel and Hina
Ronak Patel
4408 Cahaba River Boulevard
Hoover, Al 35216**

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Mark Droste and Rachel Tracy Smith, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronak Raojibhai Patel and Hina Ronak Patel, as tenants in common** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

LOT 24A, ACCORDING TO THE FINAL PLAT OF THE SUBDIVISION OF BENT RIVER - PHASE IV RESURVEY #1, AS RECORDED IN MAP BOOK 42, PAGE 41 A AND 41 B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **4408 Cahaba River Boulevard, Hoover, AL 35216**

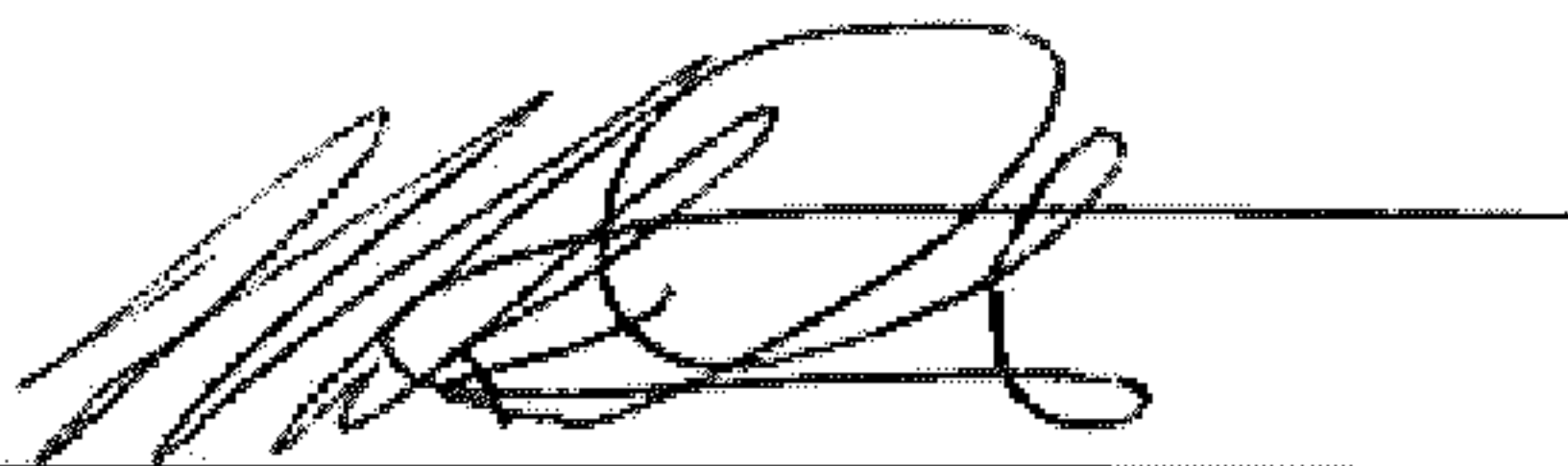
\$451,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions

pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **September 3, 2025**.



Mark Droste

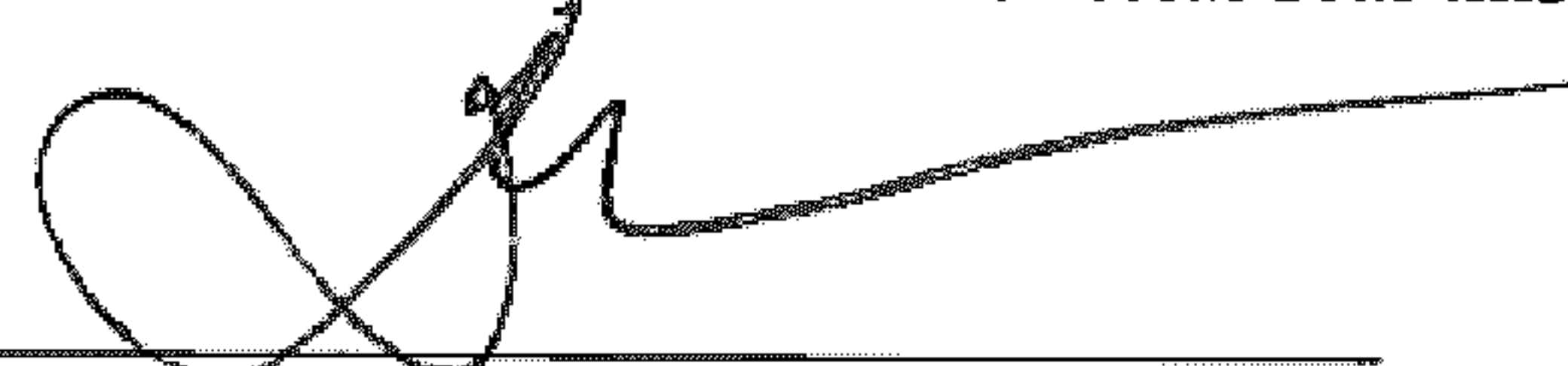


Rachel Tracy Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

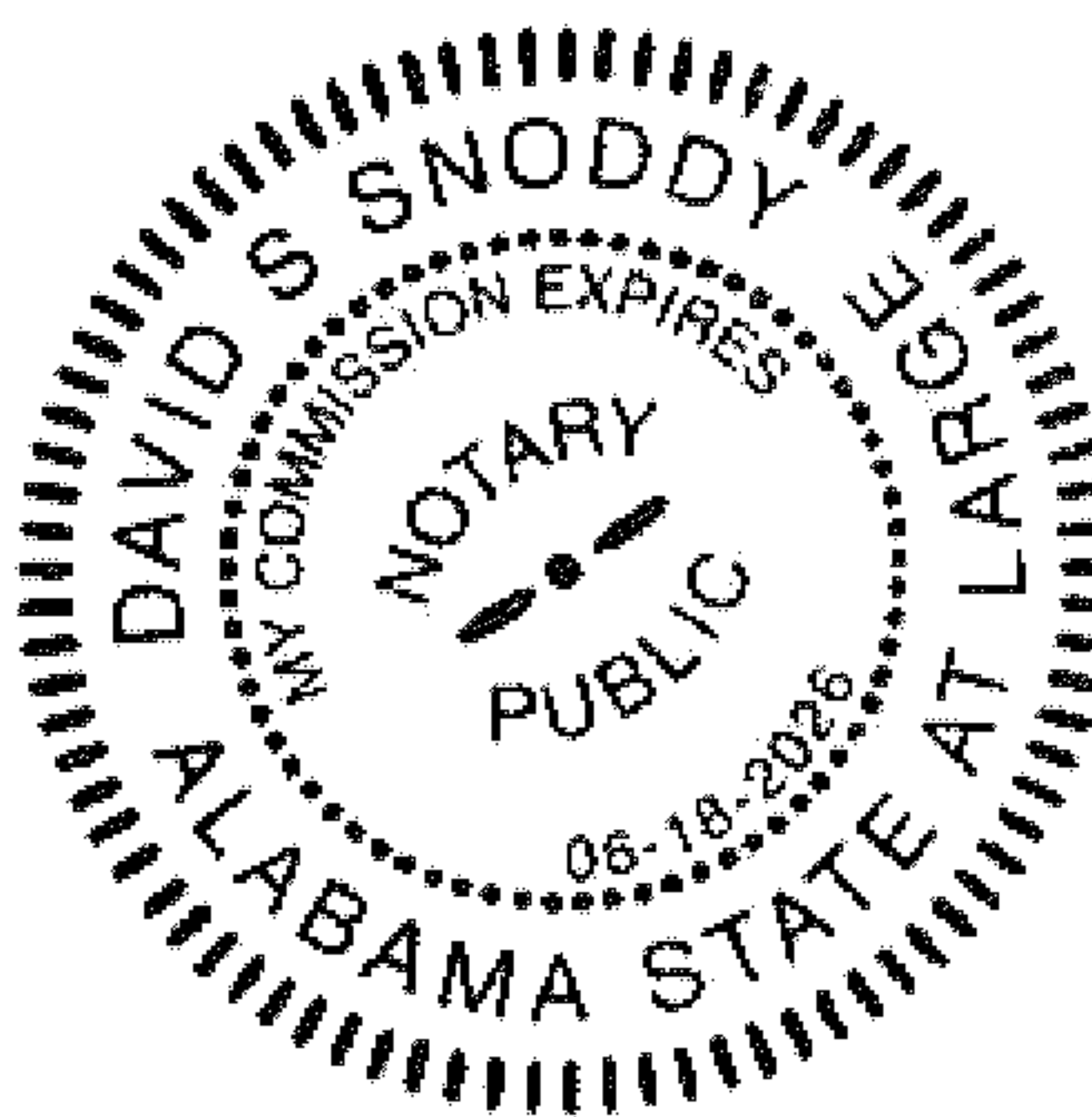
I, the undersigned Notary Public in and for said County and State, hereby certify that Mark Droste and Rachel Tracy Smith whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 2025.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mark Droste and Rachel Tracy Smith
 Mailing Address 764 CHESTNUT PARK LANE
HOOVER, AL 35226

Grantee's Name Ronak Raojibhai Patel and Hina Ronak Patel
 Mailing Address 4408 Cahaba River Boulevard
Hoover, Al 35216

Property Address 4408 Cahaba River Boulevard
Hoover, AL 35216

Date of Sale September 3, 2025
 Total Purchase Price \$475,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 September 3, 2025

Print David Snoddy

☐ Unattested

Sign David Snoddy

(Verified by) _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2025 10:53:05 AM
\$52.00 BRITTANI
20250904000271680

Allen S. Bayl

Form RT-1