

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

SEND TAX NOTICE TO:

**Anjum Salim Virani**

**Salim Sadhubhai Virani**

**1536 Haddon Drive**

**Hoover, AL 35226**

STATE OF ALABAMA

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED AND 00/100 (\$261,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ericka Kelley, and spouse, Brandon Hester, Sr.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Anjum Salim Virani and Salim Sadhubhai Virani** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

**Lot 322, according to the Survey of Union Station Phase III, as recorded in Map Book 47, Page 14, 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: **297 Union Station Dr, Calera, AL 35040**

**\$196,125.00** 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs,, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **25th day of September, 2025.**

  
Ericka Kelley

  
Brandon Hester, Sr.

STATE OF ALABAMA   )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Ericka Kelley and Brandon Hester, Sr.**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **25th day of September, 2025.**

  
NOTARY PUBLIC  
My Commission Expires: **02/21/28**

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires Feb. 21, 2028

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

Grantor's Name	Ericka Kelley	Grantee's Name	Anjum Salim Virani and Salim Sadhubhai Virani
Mailing Address	121 Weeping Willow Drive Chelsea, AL 35043	Mailing Address	1536 Haddon Drive Hoover, AL 35226
Property Address	297 Union Station Dr Calera, AL 35040	Date of Sale	September 25, 2025
		Total Purchase Price	\$261,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 25, 25

Print Alan C. Keith

☐ Unattested

Sign

Alan C. Keith

(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**  
**09/26/2025 08:33:00 AM**  
**\$93.50 JOANN**  
**20250926000295120**

*Alan S. Boyd*

**Form RT-1**

