

SEND TAX NOTICE TO:

Pannaben D. Patel and Nayneshkumar G. Patel
229 High Ridge Drive
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rhonda R. Tapia and Raul Tapia-Estrada, wife and husband**, whose address is 4156 Crossings Lane Birmingham AL. 35242 (hereinafter "Grantor", whether one or more), by **Pannaben D. Patel and Nayneshkumar G. Patel**, whose address is 229 High Ridge Drive Pelham AL. 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Pannaben D. Patel and Nayneshkumar G. Patel, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 229 High Ridge Drive, Pelham, AL 35124 to-wit:**

Lot 101, according to the Survey of Final Plat of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132 in the Probate Office of Shelby County, Alabama.

Rhonda R. Tapia is one and the same person as Rhonda A. Tapia, grantee in that certain deed recorded in Instrument# 20130627000263490 with the Office of the Judge of Probate Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$200,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of October, 2025.



Rhonda R. Tapia

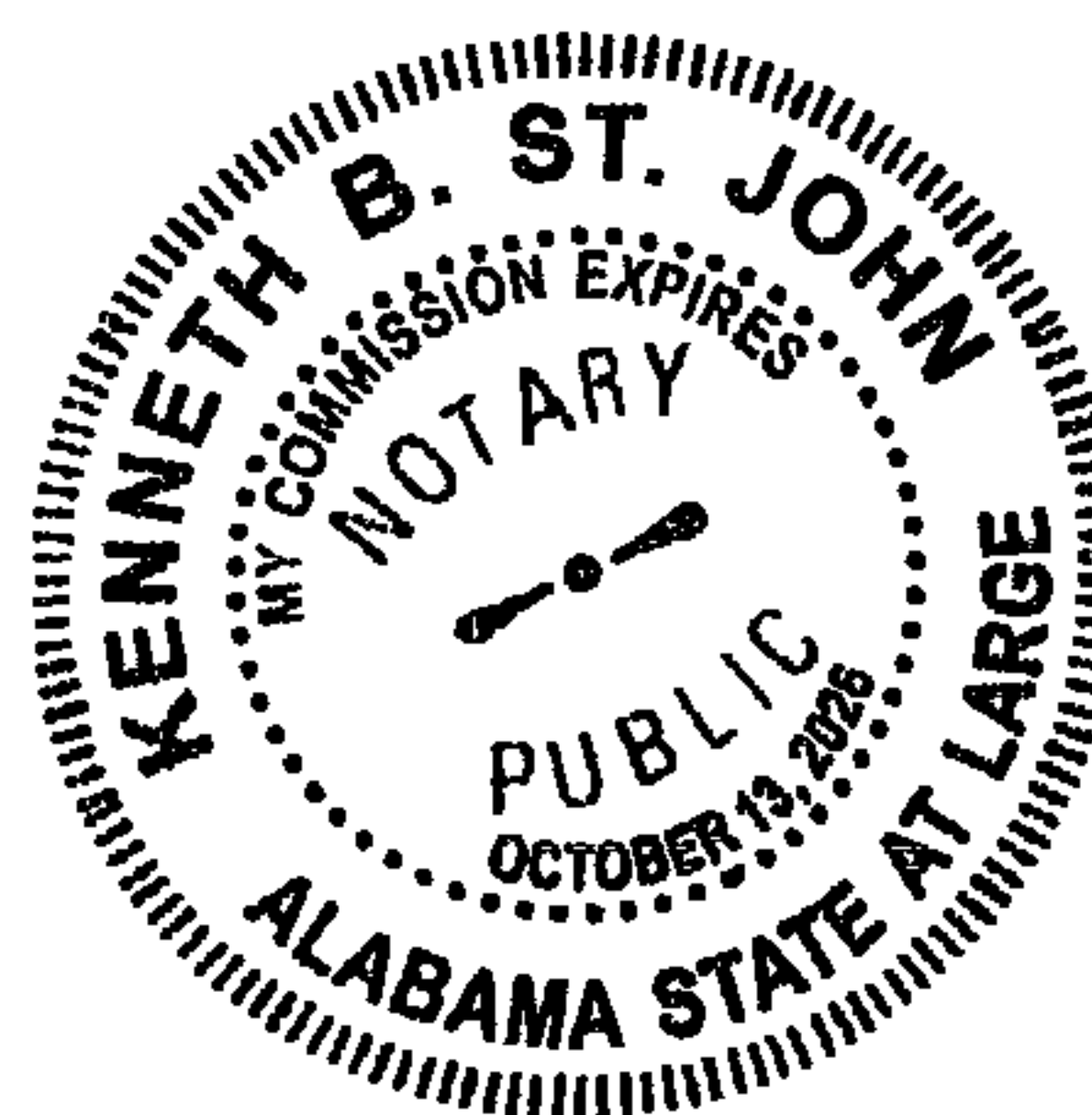

Raul Tapia-Estrada

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rhonda R. Tapia and Raul Tapia-Estrada 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 conveyance, they executed the same voluntarily on the day the same bears date.

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


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2025 12:10:35 PM
\$55.00 PAYGE
20251003000306330

