

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2025-1184

Send Tax Notice To:  
MARY HARPER SIMMONS  
4981 Heather Point  
Birmingham, AL 35242

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$1,500,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kirit F. Patel, as Trustee of the Padma Kirit Patel Trust**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MARY HARPER SIMMONS** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 5, Block 1, according to the Amended Map of Heather Point - The Second Addition to Kerry Downs, as recorded in Map Book 10, Page 39, and Amended Map recorded In Map Book 10, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, 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 hereinabove 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.



### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kirit F. Patel, as Trustee of the Padma Kirit Patel Trust

Grantee's Name MARY HARPER SIMMONS

Mailing Address 4981 Heather Point  
Birmingham AL 35242

Mailing Address 4981 Heather Point  
Birmingham, AL 35242

Property Address 4981 Heather Point  
Birmingham, AL 35242

Date of Sale 01/15/2026

Total Purchase Price \$1,500,000.00

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).

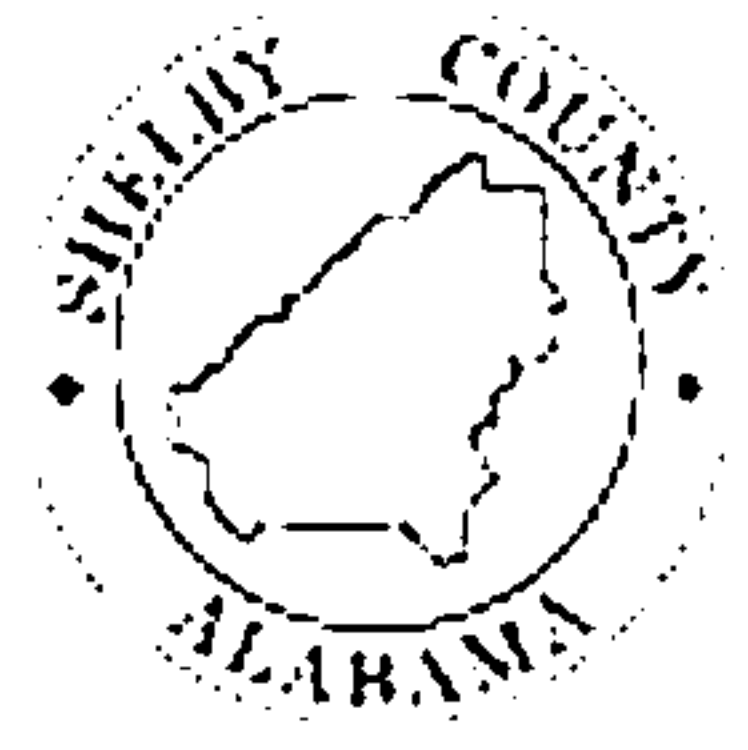
Date 1/15/24

Print Jennifer Baick

Unattested

\_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/20/2026 09:58:31 AM  
\$1528.00 BRITTANI  
20260120000016280

Form RT-1

*Allie S. Bayl*