



20260318000078110 1/4 \$443.50
 Shelby Cnty Judge of Probate, AL
 03/18/2026 11:24:14 AM FILED/CERT

This document prepared by:
 Amy R. Milling, Attorney
 310 Canyon Park Drive
 Pelham, AL 35124
 (205) 620-1278

Description furnished by Grantor. No
 survey examined and no title examination
 made by this attorney. Source of title:
 Inst #20060501000203790, Shelby County
 Judge of Probate, Shelby County, Alabama,
 05/01/2006.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, we, **Bipin K. Patel** and **Indu B. Patel**, a married couple, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto **Bipin K. Patel** and **Indu B. Patel**, a married couple, as Trustees, of the **Patel Family Revocable Living Trust** dated 3-13-, 2026, hereinafter referred to as Grantees, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 209 according to the final plat of Arbor Hill Phase IV as recorded in Map Book 35 Page 52 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current Taxes.
2. Easement(s), Building Line(s), and Restriction(s) as shown on recorded map.
3. Assignment of Developers Rights as recorded in Inst. 2002-30821.
4. Right of Way granted to Alabama Power Company recorded in Real 65, Page 1 and Deed Book 332, Page 554.
5. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 and covenants pertaining thereto as recorded in Real 69, Page 458.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed book 255, Pag 168; Deed Book 6, Page 16; and Deed Book 111, Page 625.

Shelby County, AL 03/18/2026
 State of Alabama
 Deed Tax: \$411.50



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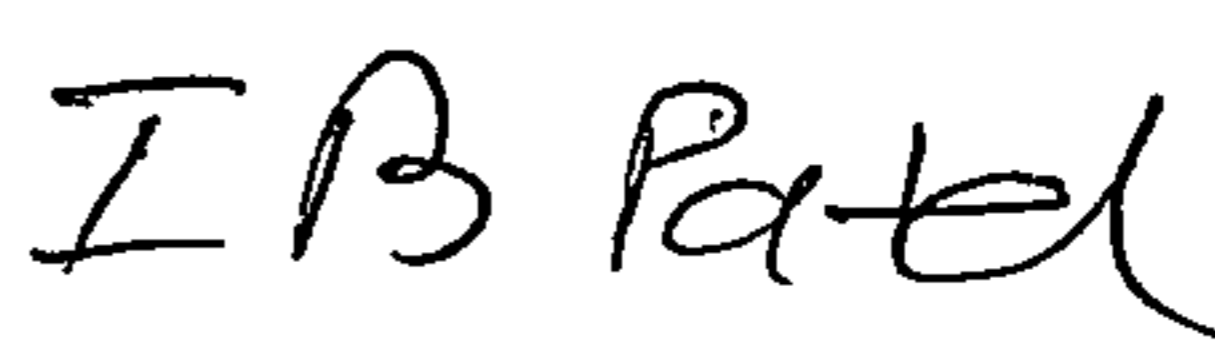
- 7. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Pag 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.
- 8. Right of Way granted to Alabama Power Company as recorded in Deed Book 332, Page 554.
- 9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, including rights set out in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; Deed Book 111, Page 625 and Deed Book 268, Page 344.
- 10. Restrictions and Covenants appearing of record in Inst. No. 2003-59578.
- 11. Right of Way granted to Alabama Power Company recorded in Inst. No. 2004-12713.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantees, its successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this the 13 day of March, 2026.



Bipin K. Patel



Indu B. Patel

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Bipin K. Patel** and **Indu B. Patel**, whose names are signed to the foregoing conveyance, and who are



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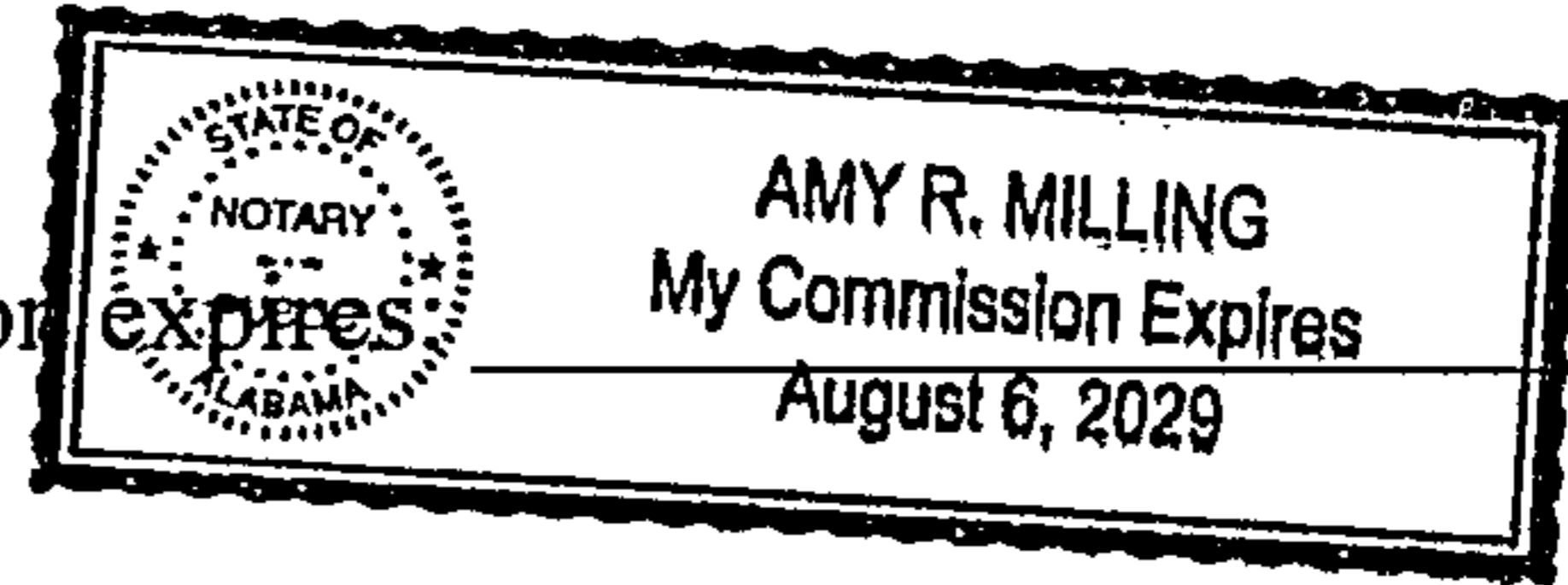
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of March, 2026.

Amy R. Milling

Notary Public

My commission expires



Send tax notice to:

Patel Family Revocable Living Trust
3090 Arbor Bend
Hoover, AL 35244

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Bipin K. Patel, Indu B. Patel
Mailing Address 3090 Arbor Bend
Hoover, AL 35244

Grantee's Name Bipin K. Patel and Indu B. Patel
Mailing Address as Trustees, of the Patel Family
Revocable Living Trust. 3090 Arbor
Bend, Hoover, AL 35244

Property Address 3090 Arbor Bend
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 411,300

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Assessor

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 3-13-2026

Print Bipin K. Patel

Unattested _____
(verified by)

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

Print Form