

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Syed Imam and Farhana Ali
5327 Greystone Way
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars (\$425,000.00) in hand paid by Syed Imam and Farhana Ali (hereinafter referred to as "GRANTEES") to SunTrust Mortgage, Inc. (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 9, according to the Survey of Greystone, 6th Sector, as recorded in Map Book 17, Pages 54 A, B & C in the Probate Office of Shelby County, Alabama.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2013 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.


20121214000477640 1/3 \$443.00
Shelby Cnty Judge of Probate, AL
12/14/2012 07:40:54 AM FILED/CERT

FILE NO.: TS-1200345

5327 Greystone Way, Birmingham, Alabama 35242
PID # PAM618637

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 19th day of November, 2012.

SunTrust Mortgage, Inc.

BY:

Jackie Alsalem

STATE OF Colorado)
Denver COUNTY)

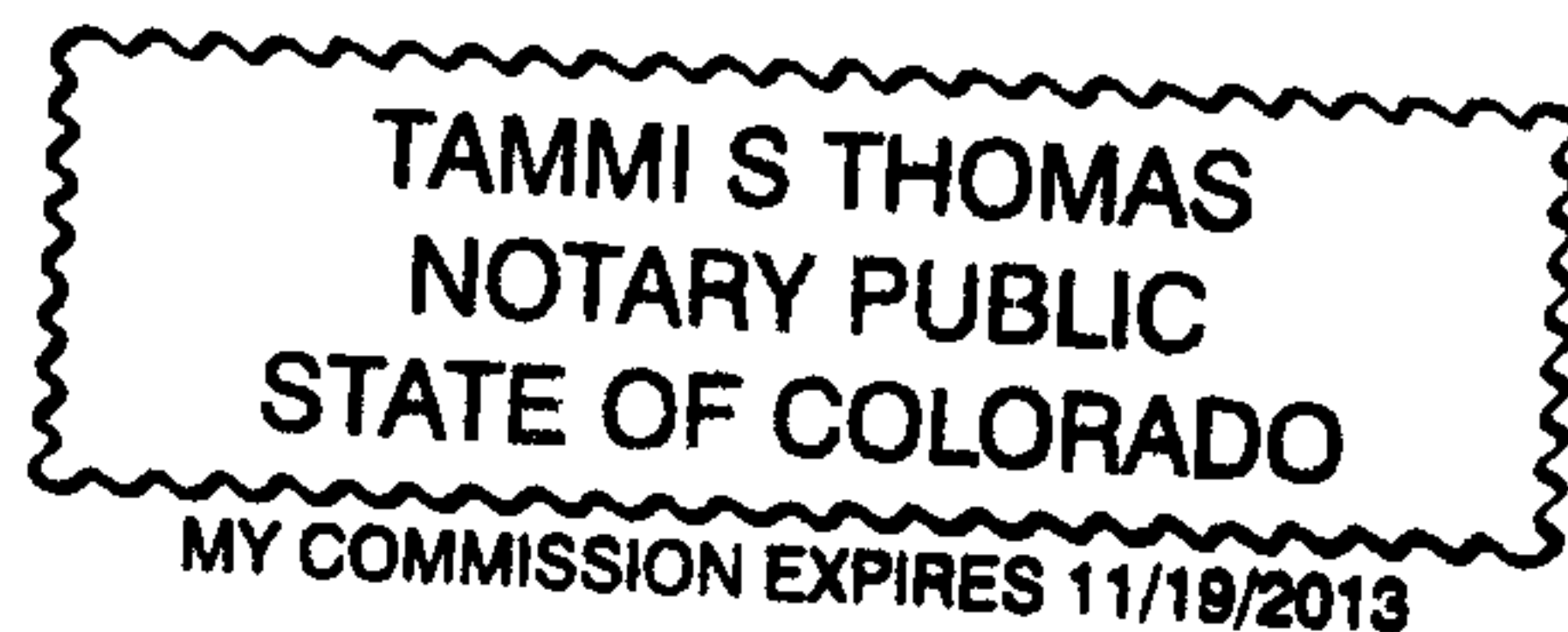
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jackie Alsalem, whose name as Vice President of the SunTrust Mortgage, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said SunTrust Mortgage, Inc..

Given under my hand and official seal on the 19th day of November, 2012.

Tammi S. Thomas

Notary Public

Commission Expires:



Shelby County, AL 12/14/2012
State of Alabama
Deed Tax: \$425.00

20121214000477640 2/3 \$443.00
Shelby Cnty Judge of Probate, AL
12/14/2012 07:40:54 AM FILED/CERT

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

Grantor's Name SunTrust Mortgage, Inc.

Mailing Address 5327 Greystone Way
Birmingham, AL 35242

Grantee's Name Syed Imam and Farhana Ali

Mailing Address 5327 Greystone Way
Birmingham, AL 35242

Property Address 5327 Greystone Way
Birmingham, AL 35242

Date of Sale November 21, 2012

Total Purchase Price \$425,000.00

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other:

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 - SunTrust Mortgage, Inc., 5327 Greystone Way, Birmingham, AL 35242.

Grantee's name and mailing address - Syed Imam and Farhana Ali, 5327 Greystone Way, Birmingham, AL 35242.

Property address - 5327 Greystone Way, Birmingham, AL 35242

Date of Sale - November 21, 2012.

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: November 21, 2012

Sign

Emily Schuler
Agent



20121214000477640 3/3 \$443.00
Shelby Cnty Judge of Probate, AL
12/14/2012 07:40:54 AM FILED/CERT