

This instrument prepared by:

Jim Pino, Esq.
363 Canyon Park Drive
Pelham, Alabama 35124
Telephone: 205-663-1581

SEND TAX NOTICE TO:

Perkins Landing Condominium Assoc., Inc.
c/o Bobby Hooks, as its President
126 Perkins Point
Columbiana, Al 35051

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Rehan Hashmi**, hereby releases, quitclaims, grants, sells, and conveys to **Perkins Landing Condominium Association, Inc.**, (hereinafter called GRANTEE), all of his right, title, interest, and claim in or to the following described real estate situated in SHELBY County, Alabama, to wit:

Drainage Easement.

Commence at the NE Corner of lot 37A of A Resurvey of Lots 29, 34, 36 - A and 37 of Perkins Landing, Sector 2, as recorded in map book 45, page 2, in the Office of the Judge of Probate of Shelby County, Alabama; thence N05 33'34"W for a distance of 105.75' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 20.00'; thence N89°05'13"W for a distance of 8.01'; thence S37°00'39"W for a distance of 118.40'; thence S74°25'48"W for a distance of 62.09'; thence S02°29'58"W for a distance of 25.00'; thence N72°55'59"E for a distance of 74.26'; thence N37°00'39"E for a distance of 118.16' to the POINT OF BEGINNING.

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

Shelby County, AL 06/12/2019
State of Alabama
Deed Tax: \$.50



20190612000207090 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/12/2019 11:44:27 AM FILED/CERT

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under _____ hand and seal, this 28 day of Feb, 2018.

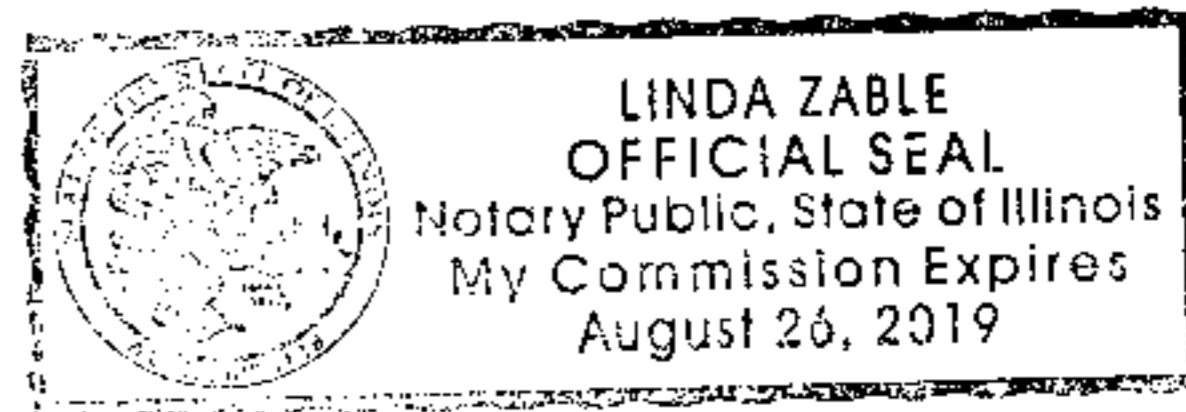
Rehan Hashmi (Seal)
Rehan Hashmi

STATE OF ILLINOIS
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Rehan Hashmi,, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A.D., 2 019

Linda Zable
Notary Public
Commission Expires: August 26, 2019



20190612000207090 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Rehan Hashmi
Mailing Address 103 Concord Ln
Bolingbrook, IL
60440

Grantee's Name Perkins Landing Condominium
Mailing Address 90 Babby Hooks
126 Perkins Pt
Columbiana, AL 35051

Property Address NE Corner of Lot 37A
Columbiana, AL 35051
Perkins Landing, Sect 2

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 500.00
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 - 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.

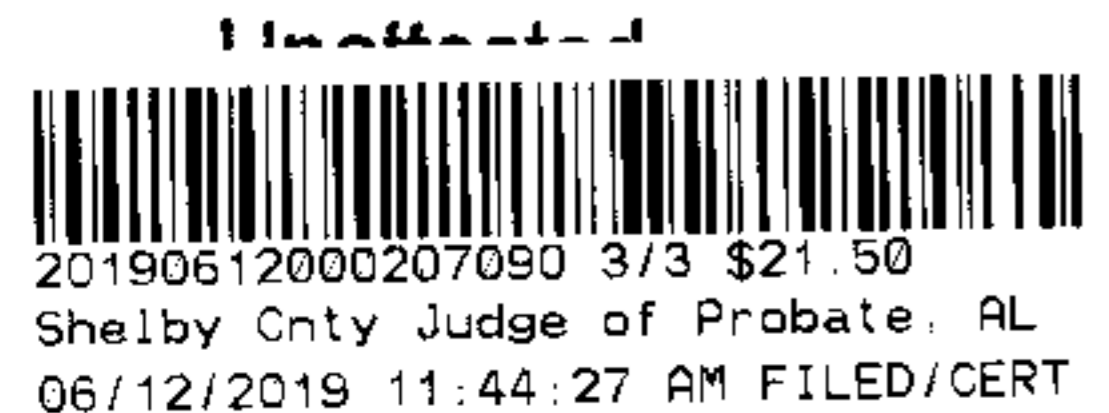
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/12/19

Print C. Douglas V. bent

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



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