

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, Winterhaven Drive Land Trust, a Michigan land trust, (herein referred to as grantor), grant, bargain, sell and convey unto Peter Farrehi, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 10, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Office of the Judge of Prpbate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 203 Winterhaven Drive, Alabaster, AL 35007.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

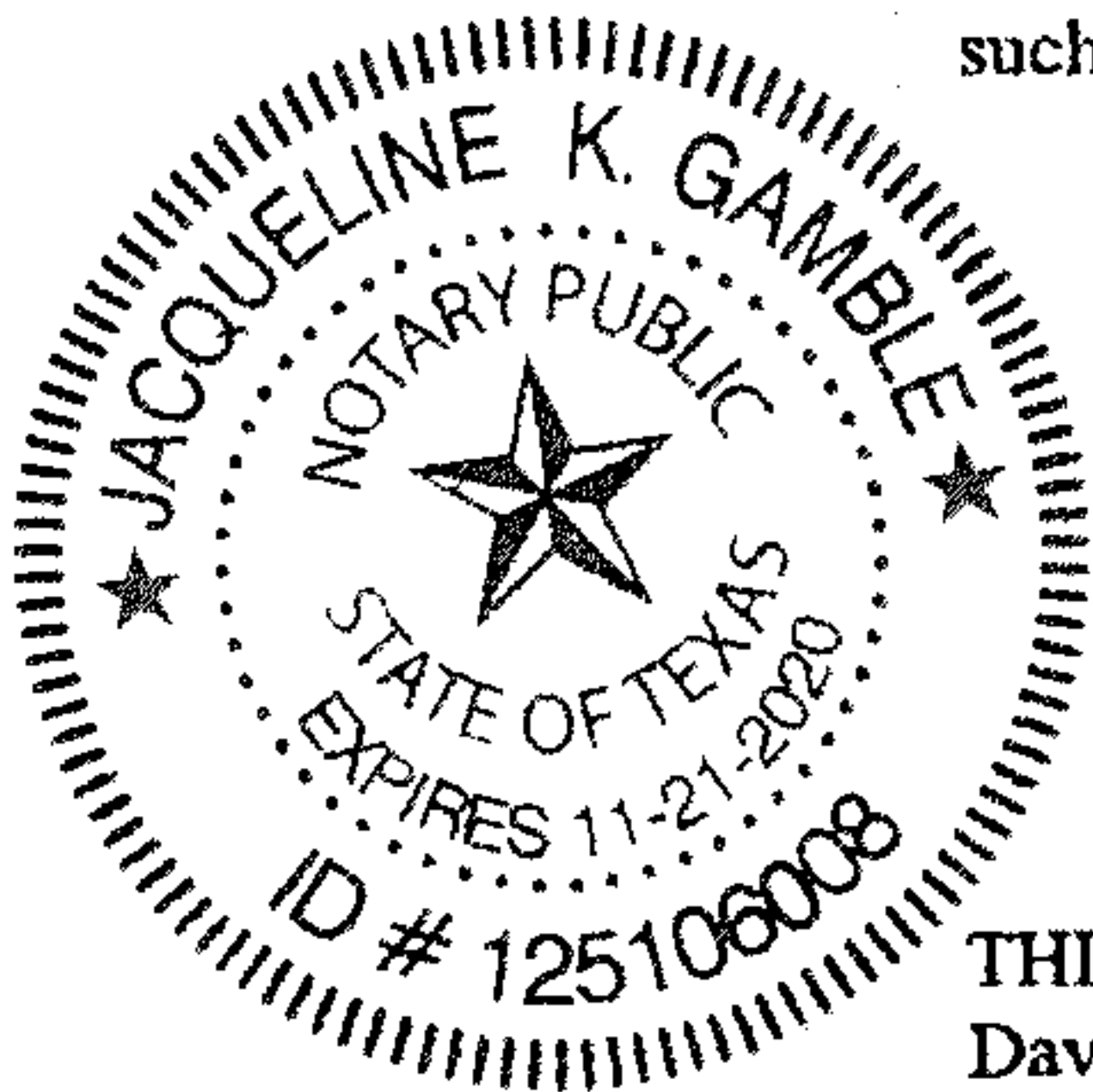
In Witness Whereof, I have hereunto set my hand and seal this 28 day of February, 2020.

Winterhaven Drive Land Trust, a Michigan land trust  
*Peter Farrehi*  
Peter Farrehi, Trustee

STATE OF Texas,  
COUNTY OF Dallas,

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Peter Farrehi, Trustee of the Winterhaven Drive Land Trust, a Michigan Land Trust, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of February, 2020.



*Jacqueline K. Gamble*  
NOTARY PUBLIC  
My Commission Expires: 11-21-2020

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney at Law  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

**Real Estate Sales Validation Form**

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

Grantor's Name Winterhaven Drive Land Trust  
 Mailing Address 1615 Newport Creek Drive  
Ann Arbor, MI 48103

Grantee's Name Peter Farrehi  
 Mailing Address 1615 Newport Creek Drive  
Ann Arbor, MI 48103

Property Address 203 Winterhaven Drive  
Alabaster, AL 35007

Date of Sale 02/28/2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 135,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/03/2020 11:52:13 AM  
 \$52.00 CHARITY  
 20200303000083630

*Alvin S. Boyd*

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 From Trust to Owner of Trust  
 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 \_\_\_\_\_

Print Leanne G. Ward

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

Sign *Leanne G. Ward*  
 (Grantor/Grantee/Owner/Agent) circle one