



20121026000413770 1/3 \$154.00
Shelby Cnty Judge of Probate, AL
10/26/2012 03:07:35 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Sameer Lakhani
Khadiza Lakhani
1309 Cove Lake Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

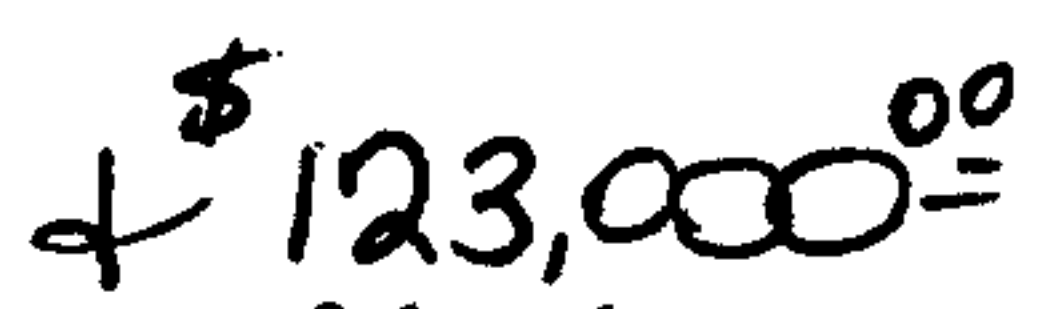
SHELBY COUNTY

That in consideration of Six hundred seventy-five thousand nine hundred and 00/100 Dollars (\$675,900.00) to the undersigned, PNC Bank, National Association, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Sameer Lakhani, and Khadiza Lakhani, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 79, according to the amended map of The Cove of Greystone Phase I, recorded in Map Book 26, Page 39 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Easement to Alabama Power company, recorded in Inst. No. 2000-11841.
5. Restrictions and covenants appearing of record in Inst. No. 1998-38836, 1998-38838 and 1998-41636.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20111128000357250, in the Probate Office of Shelby County, Alabama.


\$ 417,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 10/26/2012
State of Alabama
Deed Tax: \$136.00



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19 day of September, 2012.

PNC Bank, National Association
By: [Signature] **Attorney In Fact**
Its Randi Huff
Asslt. Vice President
CitiMortgage, Inc./REO Department
randi.huff@citi.com

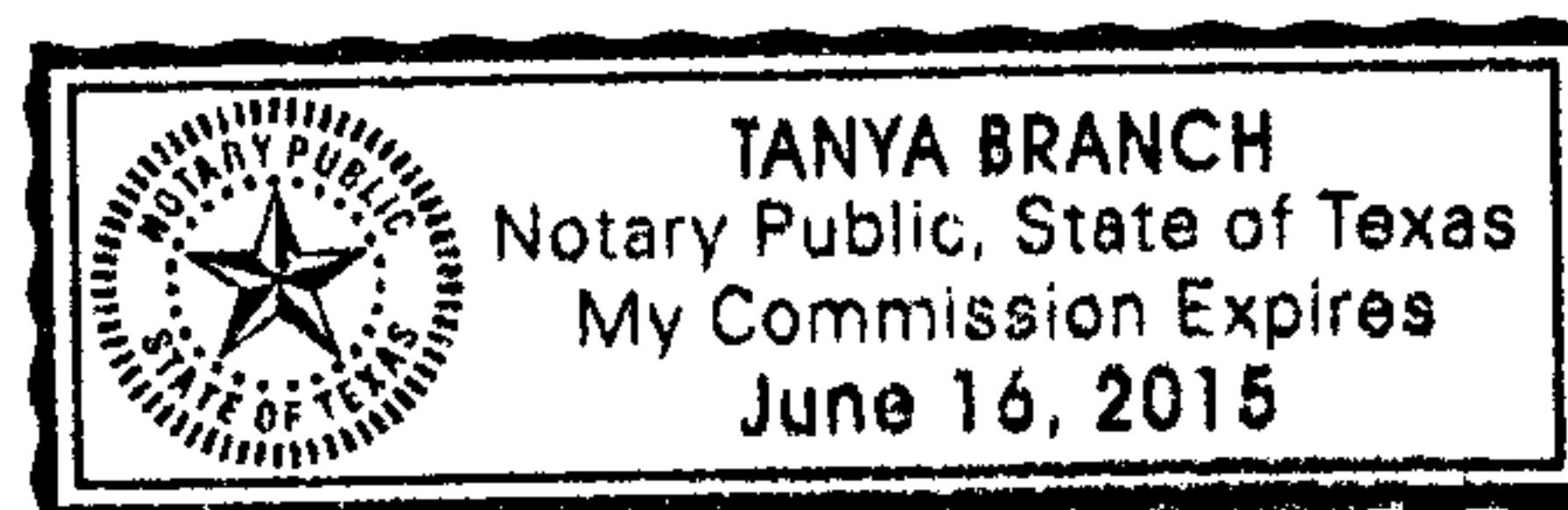
STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randi Huff, whose name as AVP of PNC Bank, National Association, a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19 day of September, 2012.

Tanya Branch
NOTARY PUBLIC
My Commission expires: 6/16/2015
AFFIX SEAL

2011-004883



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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
Mailing Address

PNC Bank
1000 Technology Drive MS
O'Fallon, MO 63360 323

Grantee's Name
Mailing Address

Samir Lakhani
Roshiza Lakhani
1309 Cave Lake Circle
Birmingham, AL 35242

Property Address

1309 Cave Lake Circle
Birmingham, AL 35242

Date of Sale

10/4/12

Total Purchase Price

\$675,900⁰⁰

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



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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 10/1/12

Print

Jeffrey A. Palmer

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one