


Send tax notice to:

AHMED EBRAHIM
4042 WATER WILLOW LANE
HOOVER, AL, 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013005


20130110000014910 1/4 \$39.50
Shelby Cnty Judge of Probate, AL
01/10/2013 02:48:55 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Two Thousand Four Hundred and 00/100 Dollars (\$362,400.00) in hand paid to the undersigned, GLENN RINSKY and LAURA RINSKY, Husband and Wife (hereinafter referred to as "Grantors") by AHMED EBRAHIM and ERUM EBRAHIM (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3022, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 30TH ADDITION, AS RECORDED IN MAP BOOK 13, PAGE 88 A & B, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
4. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN VOLUME 127, PAGE 140 AND DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER CO., BY INSTRUMENT RECORDED IN BOOK 273, PAGE 215.
9. TERMS AND CONDITIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE RECORDED IN MISC. BOOK 14, BEGINNING AT PAGE 536, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.
10. SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BANEERRY LAKE SUBDIVISION, RECORDED IN MISCELLANEOUS

- BOOK 246, BEGINNING AT PAGE 339, I THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIVE COVENANTS SET BY ALABAMA POWER CO., AS
SHOWN IN BOOK 298, PAGE 888.
 12. AGREEMENT FOR UNDERGROUND RESIDENTIAL DISTRIBUTION IN
SUBDIVISION IN FAVOR OF ALABAMA POWER CO., AS SET OUT IN
BOOK 298, PAGE 915.
 13. LOSS OF DAMAGES AS SET OUT IN BOOK 282, PAGE 929.

\$344,280.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 4th day of January, 2013.

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GLENN RINSKY

Laura Rinsky
by and through her attorney in fact, Glenn Rinsky

LAURA RINSKY

BY ~~AND~~ THROUGH HER ATTORNEY IN
FACT, GLENN RINSKY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that GLENN RINSKY and LAURA RINSKY, whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 2013.



Notary Public

Print Name:

Commission Expires:

8-30-16

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Rinsky, whose name as Agent and Attorney in Fact for Laura Rinsky, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Laura Rinsky on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 2013..

Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr.
4-30-16



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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

Glenn Rinsky
767 Dogwood Circle
Birmingham, AL 35244

Grantee's Name
Mailing Address

Ahmed Ebrahimi
4042 Water Willow Ln.
Hoover
AL 35244

Property Address

4042 Water Willow Ln.
Hoover
AL
35244

Date of Sale

Total Purchase Price \$

1-4-13
362,400

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 - 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 1-4-13

Print

Ahmed Ebrahimi

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

COUNTY OF SHELBY

20 13

DAY OF

January



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NOTARY PUBLIC