


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

**SEND TAX NOTICE TO:**  
Ricardo Ortiz  
1524 Bridgewater Lane  
Birmingham, AL 35244

**WARRANTY DEED**

  
20130212000061230 1/3 \$36.50  
Shelby Cnty Judge of Probate, AL  
02/12/2013 12:22:54 PM FILED/CERT

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

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)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars (\$367,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Mohammed Ali and wife, Hanna Ali, and Noor Ali by Mohammed Ali, his Agent, and wife, Yasmin Nathani by Mohammed Ali, her Agent (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ricardo Ortiz and Mercedes Braidot (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 47A, according to the Final Record Plat of a Resurvey of Lots 44 through 51, of Bridgewater Park, as recorded in Map Book 37, Page 9, in the Park, as recorded in Map Book 37, Page 9, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Forty-Nine Thousand One Hundred Twenty-Five And No/100 Dollars (\$349,125.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Mohammed Ali and Noor Ali are the surviving Grantees as designated within that certain Deed recorded at Instrument #20091120000432920, Nor Ali, also known as Yasmin Noor Ali, having died on or about August 25, 2008.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

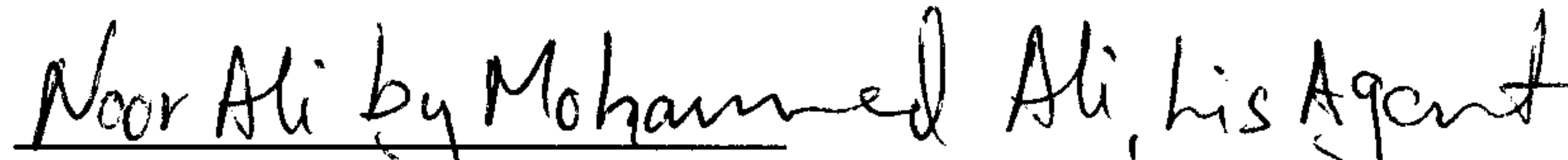
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 8, 2013.



**Mohammed Ali**

Shelby County, AL 02/12/2013  
State of Alabama  
Deed Tax: \$18.50



**Noor Ali by Mohammed Ali, his Agent**



**Hanna Ali**



**Yasmin Nathani by Mohammed Ali, her Agent**



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STATE OF Arkansas )  
Faulkner COUNTY )

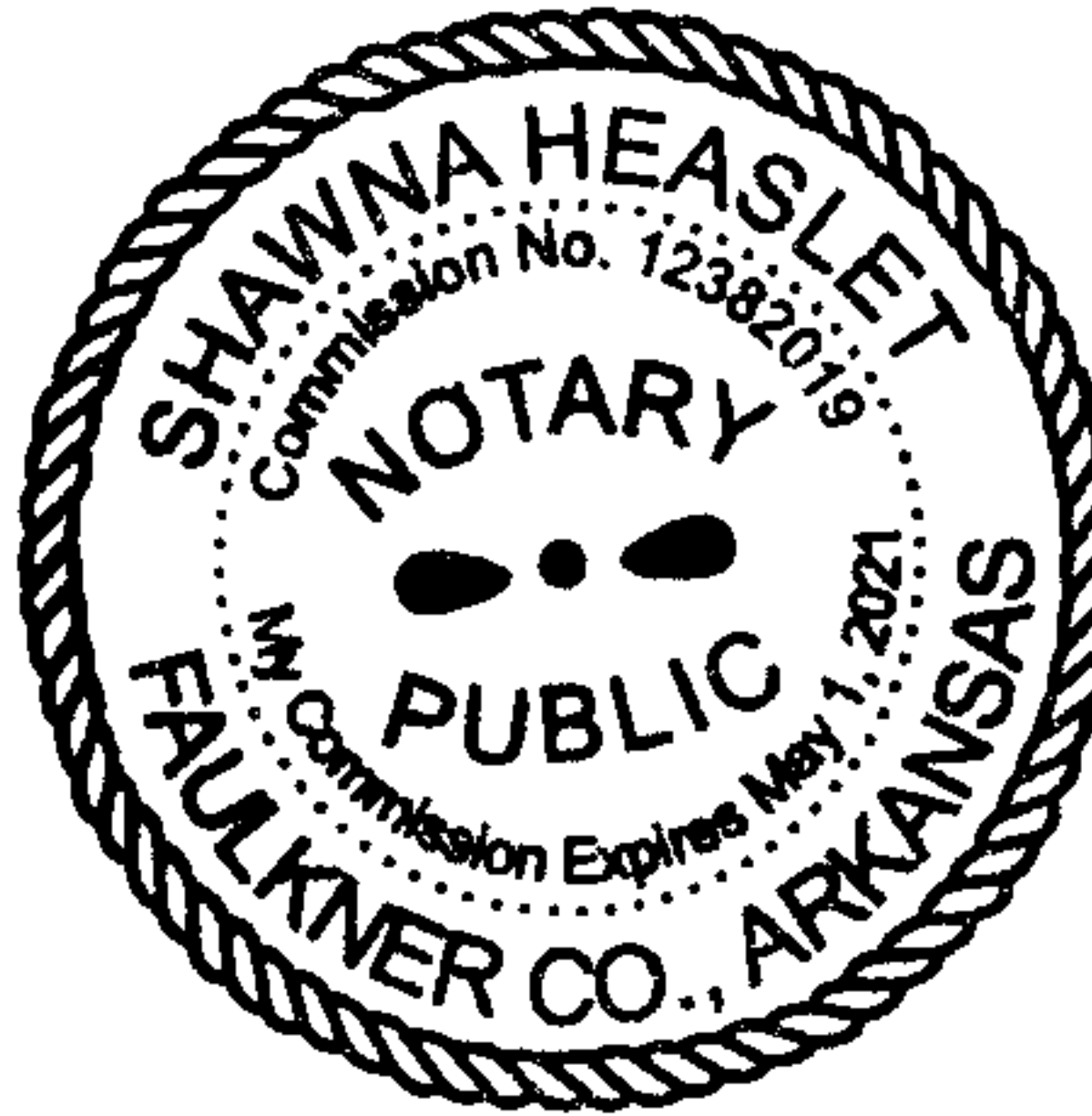
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mohammed Ali and Hanna Ali, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed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

Given under my hand and official seal on the 8 day of February, 2013.

Shawna Heaslet

Notary Public

Commission Expires: 5-1-21



STATE OF Arkansas )  
Faulkner COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Noor Ali by Mohammed Ali, his Agent, and Yasmin Nathani by Mohammed Ali, her Agent, 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 on the day same bears date.

Given under my hand and official seal on the 8 day of February, 2013.

Shawna Heaslet

Notary Public

Commission Expires: 5-1-21





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

Grantor's Name Mohammed Ali and Noor Ali

Grantee's Name Ricardo Ortiz

Mailing Address 1524 Bridgewater Lane  
Birmingham, AL 35244

Mailing Address 3406 Brackenfern Road  
Katy, TX 77449

Property Address 1524 Bridgewater Lane  
Birmingham, AL 35244

Date of Sale February 8, 2013

Total Purchase Price \$367,500.00

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

☐ Appraisal

☐ Sales Contract

Other: \_\_\_\_\_

☒ 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 - Mohammed Ali and Noor Ali, 1524 Bridgewater Lane, Birmingham, AL 35244.

Grantee's name and mailing address - Ricardo Ortiz, 3406 Brackenfern Road, Katy, TX 77449.

Property address - 1524 Bridgewater Lane, Birmingham, AL 35244

Date of Sale - February 8, 2013.

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: February 8, 2013

Sign

Agent



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