



20130425000168900 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
04/25/2013 01:53:24 PM FILED/CERT
Birmingham, AL 35244

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Saifollah Bahrami
4848 Indian Valley Road
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$204,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **PRISCILLA S. HOLBEN, individually, an unmarried woman; PRISCILLA S. HOLBEN, as Trustee of the Holben Family Trust, and MELISSA BASS, as Trustee of the Holben Family Trust** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **SAIFOLLAH BAHRAMI** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, Block 4, Indian Valley, 6th Sector, as recorded in Map Book 5, page 118, in the Probate office of Shelby County, Alabama.

\$193,800.00 of the above consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, **PRISCILLA S. HOLBEN**, has set her hand and seal this the 22nd day of April, 2013.


PRISCILLA S. HOLBEN, individually


**PRISCILLA S. HOLBEN, as Trustee of
The Holben Family Trust**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PRISCILLA S. HOLBEN, individually, and as the Trustee of the Holben Family 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 instrument, she, individually and in her capacity as Trustee, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of April, 2013.


NOTARY PUBLIC
My commission expires:

**MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-15-14**

Shelby County, AL 04/25/2013
State of Alabama
Deed Tax: \$10.50

Real Estate Sales Validation Form

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

Grantor's Name TRISCUA HOLPEN
Mailing Address 4848 INDIAN VALLEY RD
BIRMINGHAM, AL
35244

Grantee's Name SAIFOLLAH BAHZAMI
Mailing Address 4848 INDIAN VALLEY RD
BIRMINGHAM, AL
35244

Property Address 4848 INDIAN VALLEY RD
BIRMINGHAM, AL
35244

Date of Sale 4/22/13
Total Purchase Price \$ 204,000
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

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 4/23/13

Print Malcolm S. McLeod

☐ Unattested

Azucena B. Murray
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

Form RT-1

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