

This Instrument Prepared by:

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20130702000271270 1/3 \$334.00
Shelby Cnty Judge of Probate, AL
07/02/2013 12:01:06 PM FILED/CERT

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Fifteen Thousand and No/100 (\$315,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, receipt whereof is acknowledged, as evidenced by a Closing Statement executed by the Grantor and Grantees simultaneously herewith, **REHMAN F. MERCHANT AND NOOR JEHAN MERCHANT AS TRUSTEES OF THE REHMAN F. MERCHANT AND NOOR JEHAN MERCHANT REVOCABLE TRUST**, whose address is 8225 Grayson Way, Watauga, TX 76148, (hereinafter referred to as Grantor), does grant, bargain, sell, and convey unto **ANISH P. NOORANI AND NAZMA A. NOORANI**, whose address is 2351 Arbor Glenn, Hoover, AL 35244, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, with a known address of 2125 Arbor Hill Parkway, Hoover, AL 35244, situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Final Plat of Arbor Hill Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements, and reservations of record that apply to the real property herein conveyed.

Together with all and singular the tenements, hereditaments, and appurtenances thereto or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well as in law as in equity of the said Grantor of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successor and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/02/2013
State of Alabama
Deed Tax: \$315.00

IN WITNESS WHEREOF, REHMAN F. MERCHANT AND NOOR JEHAN MERCHANT AS TRUSTEES OF THE REHMAN F. MERCHANT AND NOOR JEHAN MERCHANT REVOCABLE TRUST, has hereunto executed this instrument as such Trustees, who are duly authorized on this the 18th day of June, 2013.

REHMAN F. MERCHANT AND NOOR
JEHAN MERCHANT AS TRUSTEES OF THE
REHMAN F. MERCHANT AND NOOR
JEHAN MERCHANT REVOCABLE TRUST

By: [Signature] (SEAL)
Rehman F. Merchant, Trustee

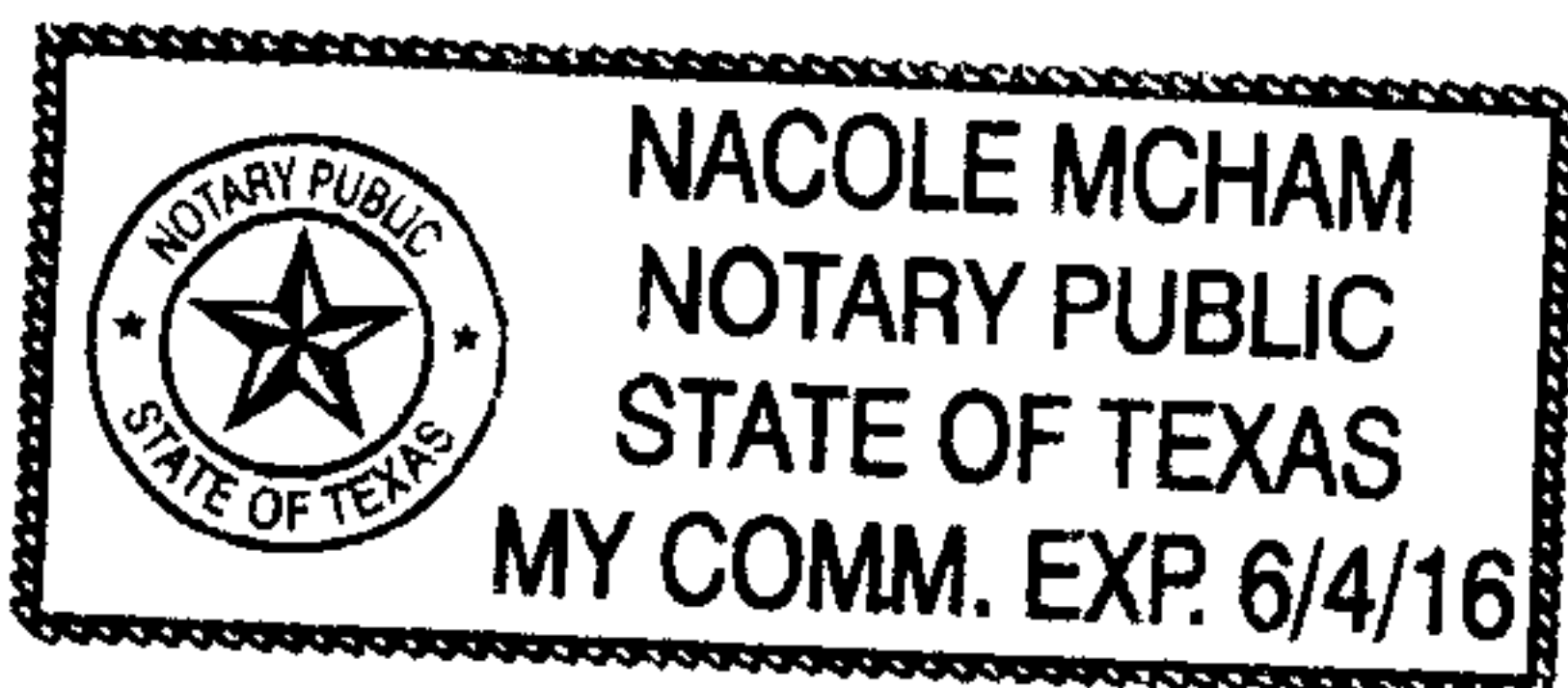
By: [Signature] (SEAL)
Noor Jehan Merchant, Trustee

STATE OF TEXAS §
Tarrant COUNTY § ss.
§

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that Rehman F. Merchant and Noor Jehan Merchant whose names as Trustees of the Rehman F. Merchant and Noor Jehan Merchant Revocable Trust, 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 foregoing instrument, they as such Trustees executed the same voluntarily and with full authority on the day the same bears date on behalf of said entity.

Given under my hand and official seal on this the 18 day of June, 2013.

[Signature]
Notary Public
My Commission Expires: 6/4/16



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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 Rehman F. Merchant Grantee's Name Anish P. Nudroni
Mailing Address Noor Jehan Merchant Mailing Address Nazma A. Nudroni
of Revocable Trust 2351 Arbor Glen
8225 Grayson way, Watauga, TX 76148 Houder, AL 35244

Property Address 2125 Arbor Hill Parkway Date of Sale June 20, 2013
Houder, AL 35244 Total Purchase Price \$ 315,000.00
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
☐ 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 6-20-13

Print Mark Nelson

☐ Unattested

Sign Mark Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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