

20130930000390130 1/4 \$83.00
Shelby Cnty Judge of Probate, AL
09/30/2013 10:37:51 AM FILED/CERT

SEND TAX NOTICES TO:

Dilshad Devani
1917 Arbor Court
Birmingham, Al, 35244

STATUTORY WARRANTY DEED

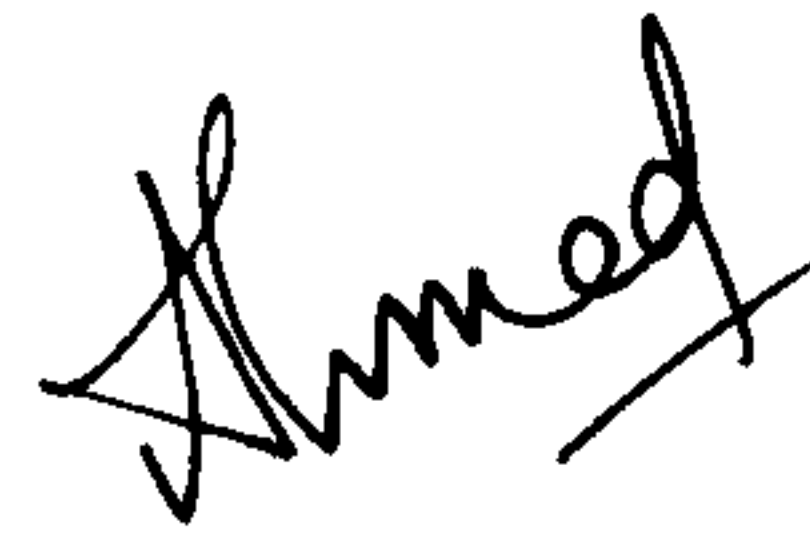
STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of \$60,000.00 the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Ahmed Dharani** an unmarried man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Dilshad Devani**, an married woman (herein referred to as "Grantee") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24 day of September, 2013.



Ahmed Dharani

L.S.
(Individually)

Shelby County, AL 09/30/2013
State of Alabama
Deed Tax: \$60.00

D-7521

Ala-Statutory Warranty Deed.doc

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ahmed Dharani whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of September, 2013.

Heather Elaine Ward

NOTARY PUBLIC

My Commission Expires: 7/31/16

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

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EXHIBIT "A"

Lot 23, according to the Final Plat of Arbor Hill Phase I, as recorded in Map Book 31, page 48, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

- i) taxes and assessments for the year 2013, a lien but not yet payable;
- ii) Mortgage dated 1/24/2008, from Ahmed Dharani, Dishad Devani and Feroz Devani to Mortgage Electronic Registration Systems, Inc. as nominee for Oak Mountain Mortgage, LLC, in the original principal amount of \$355,500.00, filed for record 1/30/2008, recorded in Instrument 20080130000039050, in the Probate Office of Shelby County, Alabama;
- iii) Easement(s) as shown by recorded map;
- iv) Building line(s) as shown by recorded map;
- v) Restrictions as shown by recorded map;
- vi) Assignment of Developers rights as recorded in Instrument 2002-30821, in the Probate Office of Shelby County, Alabama;
- vii) 30 foot easement on Northern side of lot as shown on recorded map and as shown on survey of James F. Breighner, Jr. last revised December 19, 2001;
- viii) Right of Way granted to Alabama Power Company by instrument recorded in Real 65, Page 1 and Deed Book 332, Page 554 in the Probate Office of Shelby County, Alabama;
- ix) Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 and Covenants pertaining thereto as recorded in Real 69, page 458, in the Probate Office of Shelby County, Alabama;
- x) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 168; Deed Book 6, Page 16 and Deed Book 111, page 625, in the Probate Office of Shelby County, Alabama;
- xi) Transmission line permit to Alabama Power Company, recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363, in the Probate Office of Shelby County, Alabama;
- xii) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 332, Page 554 in the Probate Office of Shelby County, Alabama;
- xiii) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; Deed Book 111, Page 625 and Deed Book 268, page 344, in the Probate Office of Shelby County, Alabama; and
- xiv) Restrictions or Covenants appearing of record in Instrument 20030905000595780; 1st Amendment recorded in Instrument 20090821000323150 and 2nd Amendment recorded in Instrument 20090821000323160, in the Probate Office of Shelby County, Alabama.

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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 AHMED DHARANI
Mailing Address 76 WOODBURY DR
STERRETT, AL
35147

Grantee's Name DILSHAD DEVANI
Mailing Address 1917 ARBOR COURT
HOOVER, AL-35244

Property Address 1917 Arbor Court
HOOVER, AL 35244

Date of Sale 9/24/13
Total Purchase Price \$ 60,000.00
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 ☐ 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 - 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 9/24/13

Print DILSHAD DEVANI

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1