

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

Send Tax Notice to:
Anar A. Abdul & Mohammad Altaf Abdul
P.O. Box 360532
Birmingham, AL 35236

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT WITH RIGHT OF
SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$151,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MICHAEL E. BEVERIDGE and CHARLES L. BEVERIDGE, as Co-Personal Representatives of the ESTATE OF McFATE E. BEVERIDGE, deceased, Probate Case No. PR-2013-000322, Shelby County, Alabama** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ANAR A. ABDUL and MOHAMMAD ALTAFA ABDUL** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 56A, according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, page 32, in the Probate Office of Shelby County, Alabama..

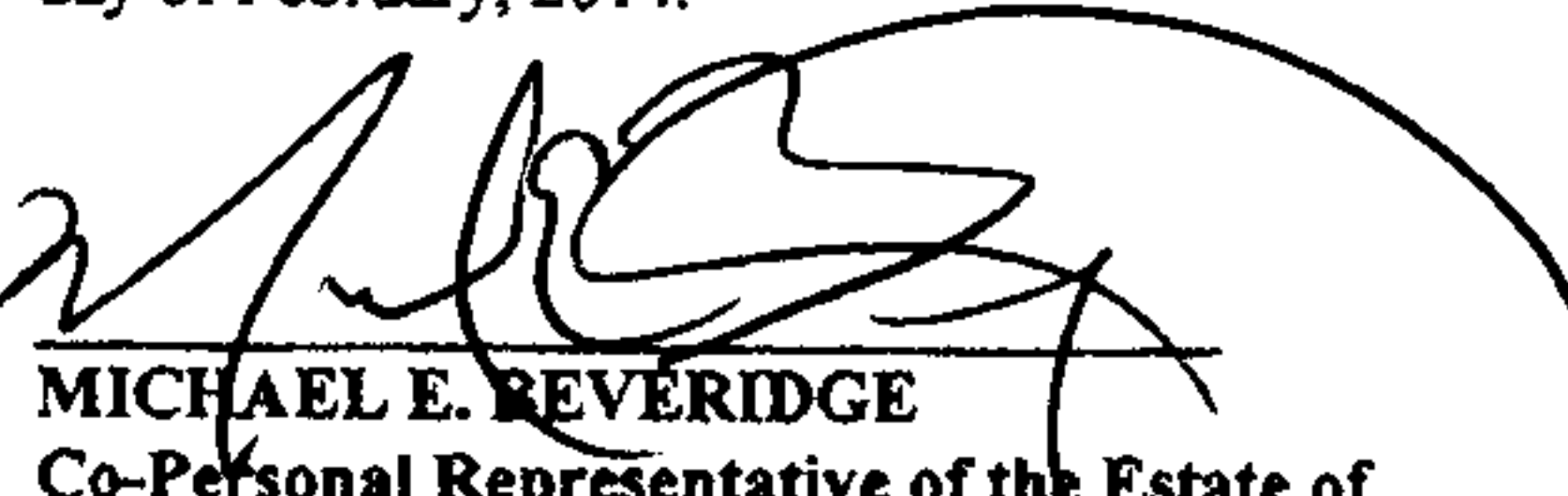
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$151,500.00 of the above-recited consideration is being paid in cash.

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 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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 Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor **MICHAEL E. BEVERIDGE**, has hereunto set his hand and seal this the 10 day of February, 2014.


MICHAEL E. BEVERIDGE
Co-Personal Representative of the Estate of
McFate E. Beveridge, deceased, Probate Case No. PR-2013-000322,
Shelby County, Alabama

STATE OF NEVADA)

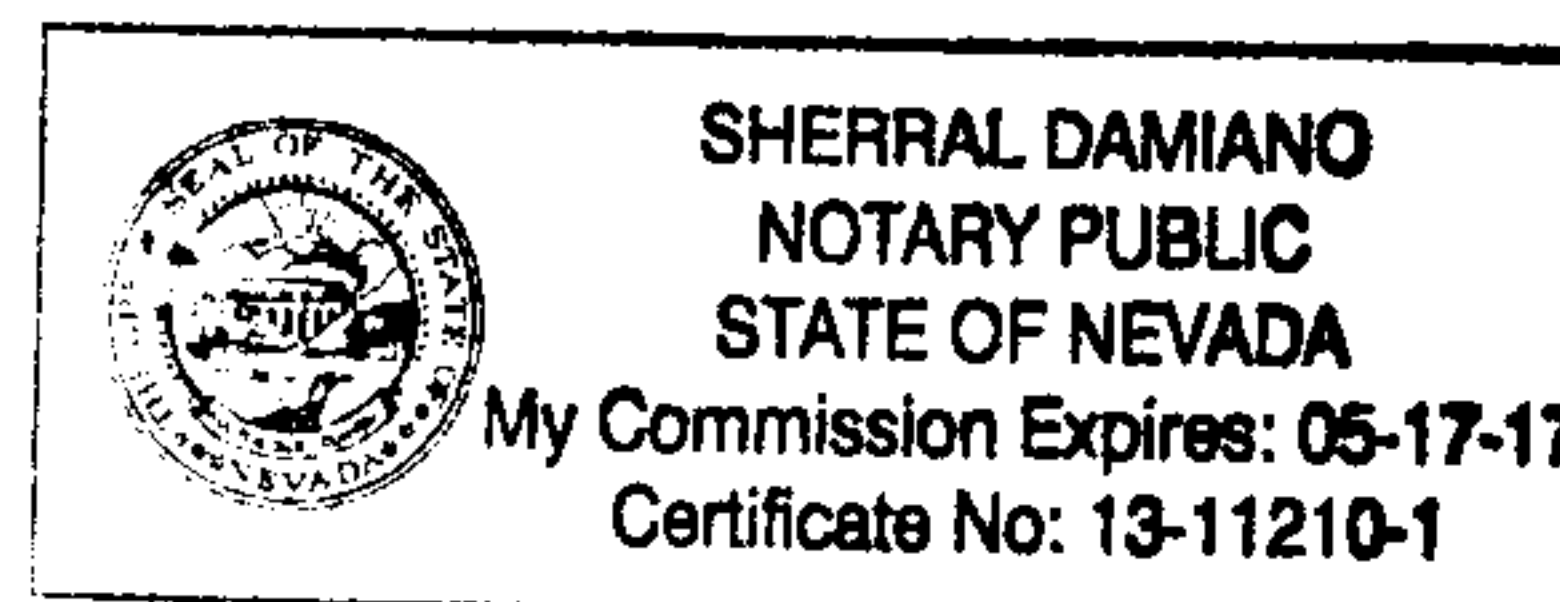
COUNTY OF Clark)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MICHAEL E. BEVERIDGE**, whose name as Co-Personal Representative of the Estate of McFate E. Beveridge, deceased, Probate Case No. PR-2013-000322, Shelby County, Alabama, 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, he, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10 day of February, 2014.


NOTARY PUBLIC
My commission expires:


5/17/17



Shelby County, AL 02/17/2014
State of Alabama
Deed Tax: \$151.50


20140217000043180 1/3 \$171.50
Shelby Cnty Judge of Probate, AL
02/17/2014 03:04:23 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor CHARLES L. BEVERIDGE, has hereunto set his hand and seal this the 11 day of February, 2014.


CHARLES L. BEVERIDGE
Co-Personal Representative of the Estate of
McFate E. Beveridge, deceased, Probate Case No. PR-2013-000322,
Shelby County, Alabama

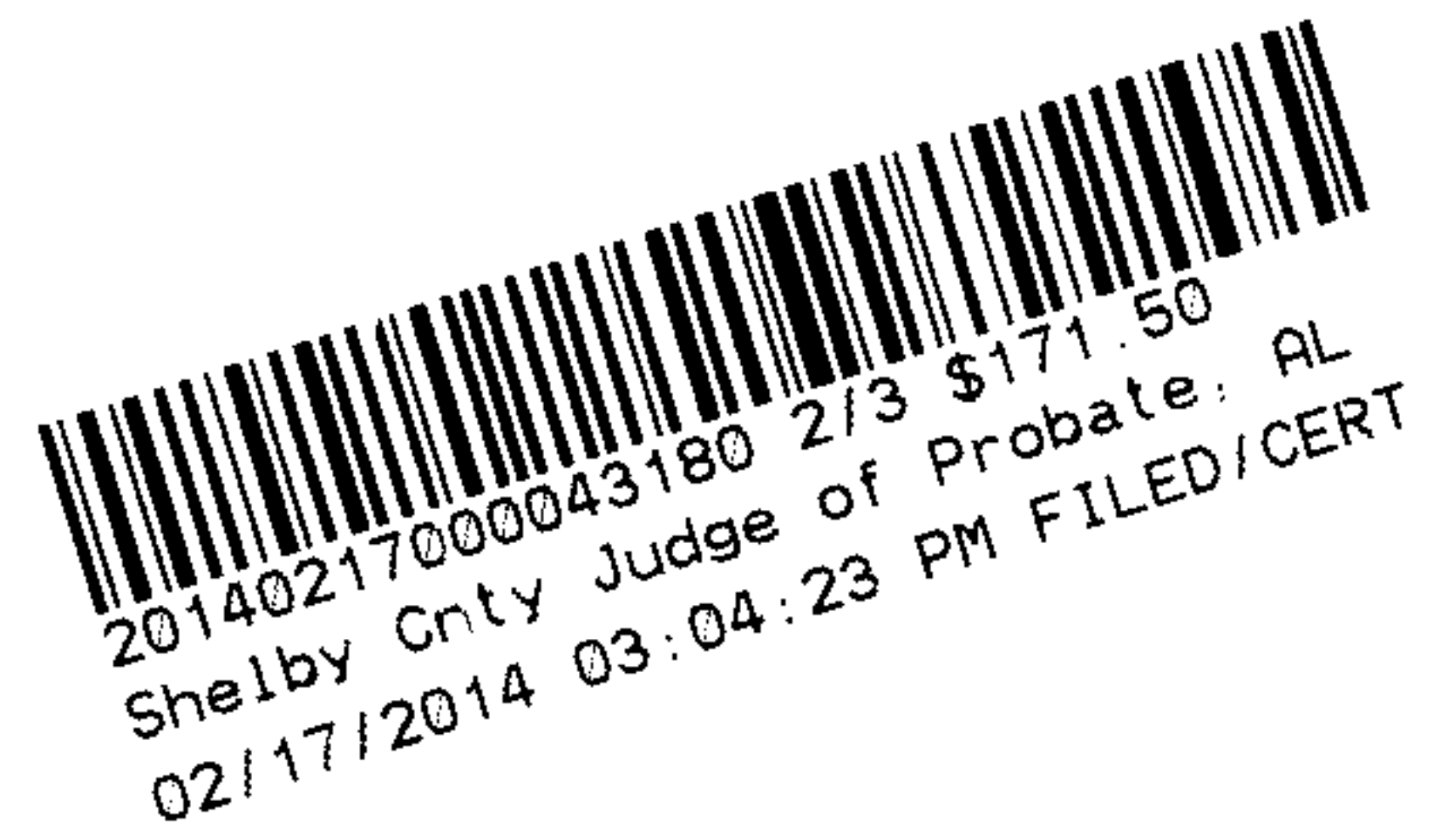
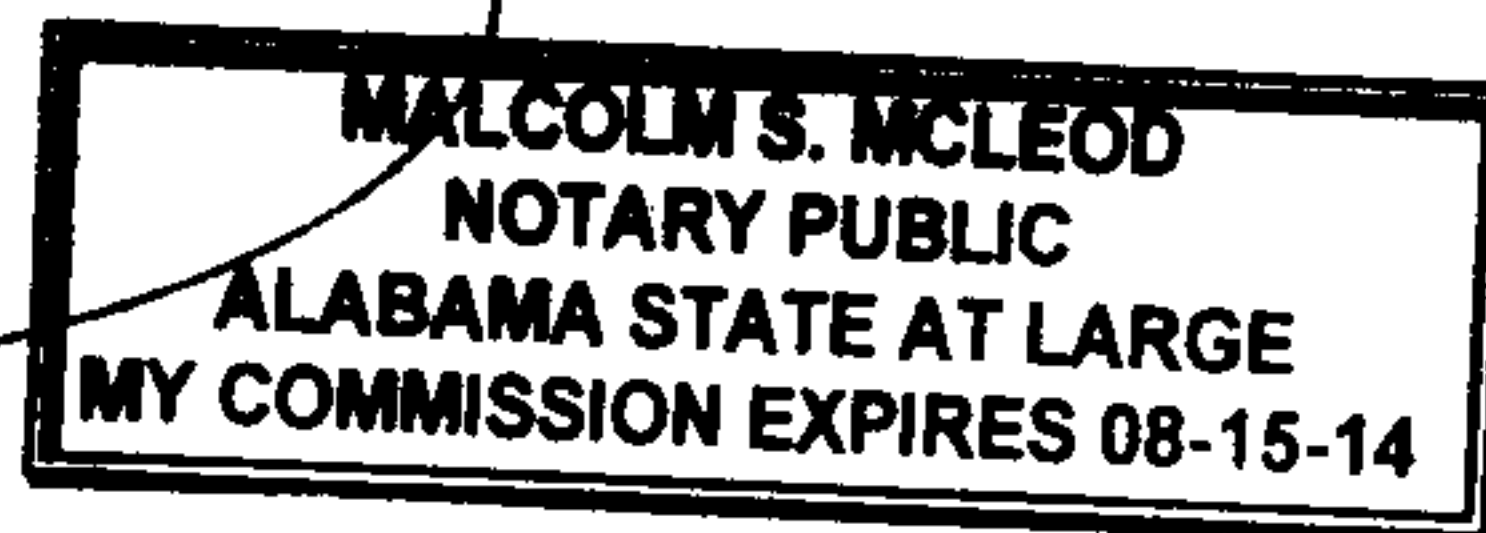
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHARLES L. BEVERIDGE**, whose name as Co-Personal Representative of the Estate of **McFate E. Beveridge**, deceased, Probate Case No. PR-2013-000322, Shelby County, Alabama, 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, he, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of February, 2014.


NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name **ESTATE OF MCFATE E.
BEVERIDGE, and DECEASED,
PROBATE CASE NO. and
PR-2013-000322**

Grantee's Name **ANAR A. ABDUL and
MOHAMMAD ALTAF ABDUL**

Mailing Address **4660 LAKE VALLEY DRIVE
BIRMINGHAM, AL 35244**

Mailing Address **P.O. 360532
BIRMINGHAM, AL 35236**

Property Address **4660 LAKE VALLEY DRIVE
BIRMINGHAM, AL 35244**

Date of Sale **February 11, 2014**

Total Purchase Price **\$151,500.00**

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 - 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 **February 11, 2014**

Print **Malcolm S. McLeod**

☐ Unattested

(Signature)
(verified by)

Sign *(Signature)*
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
3/8/14

20140217000043180 3/3 \$171.50
Shelby Cnty Judge of Probate, AL
02/17/2014 03:04:23 PM FILED/CERT