

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Adeel Amin & Christina Burgess
1407 Hwy 109
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Adeel Amin, and Christina Burgess, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Adeel Amin and Christina Burgess, (herein referred to as grantee, whether one or more)**, 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, situated in **Shelby** County, Alabama, described as follows:



Lot 4, according to the Survey of Shadow Oaks Estates,, as recorded in Map Book 29, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of February, 2014.

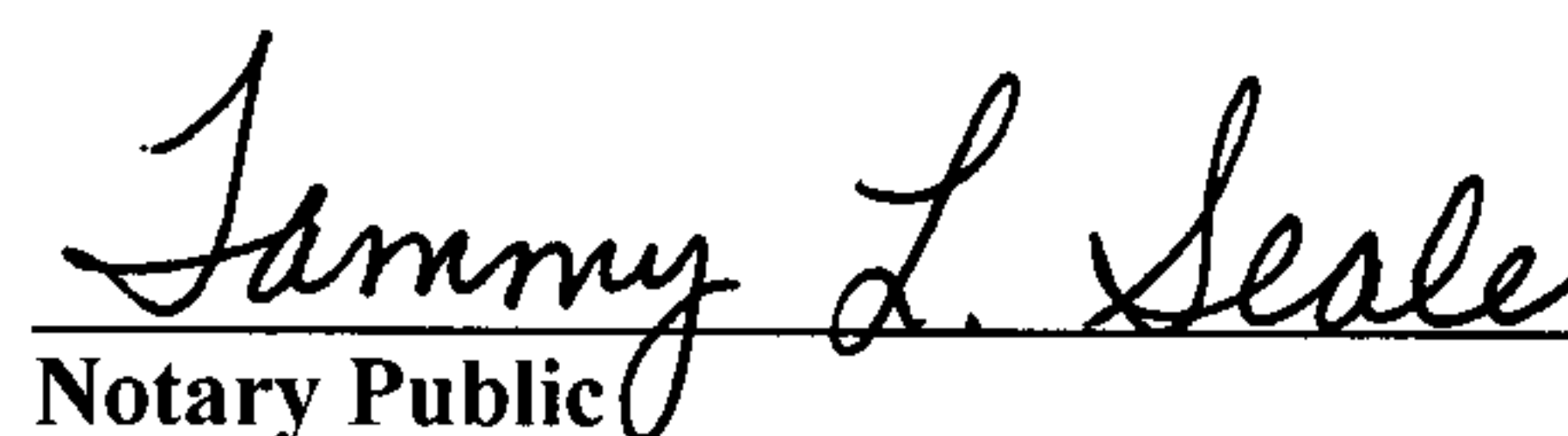

Adeel Amin

Christina Burgess

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Adeel Amin, who 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 voluntarily on the day the same bears date,

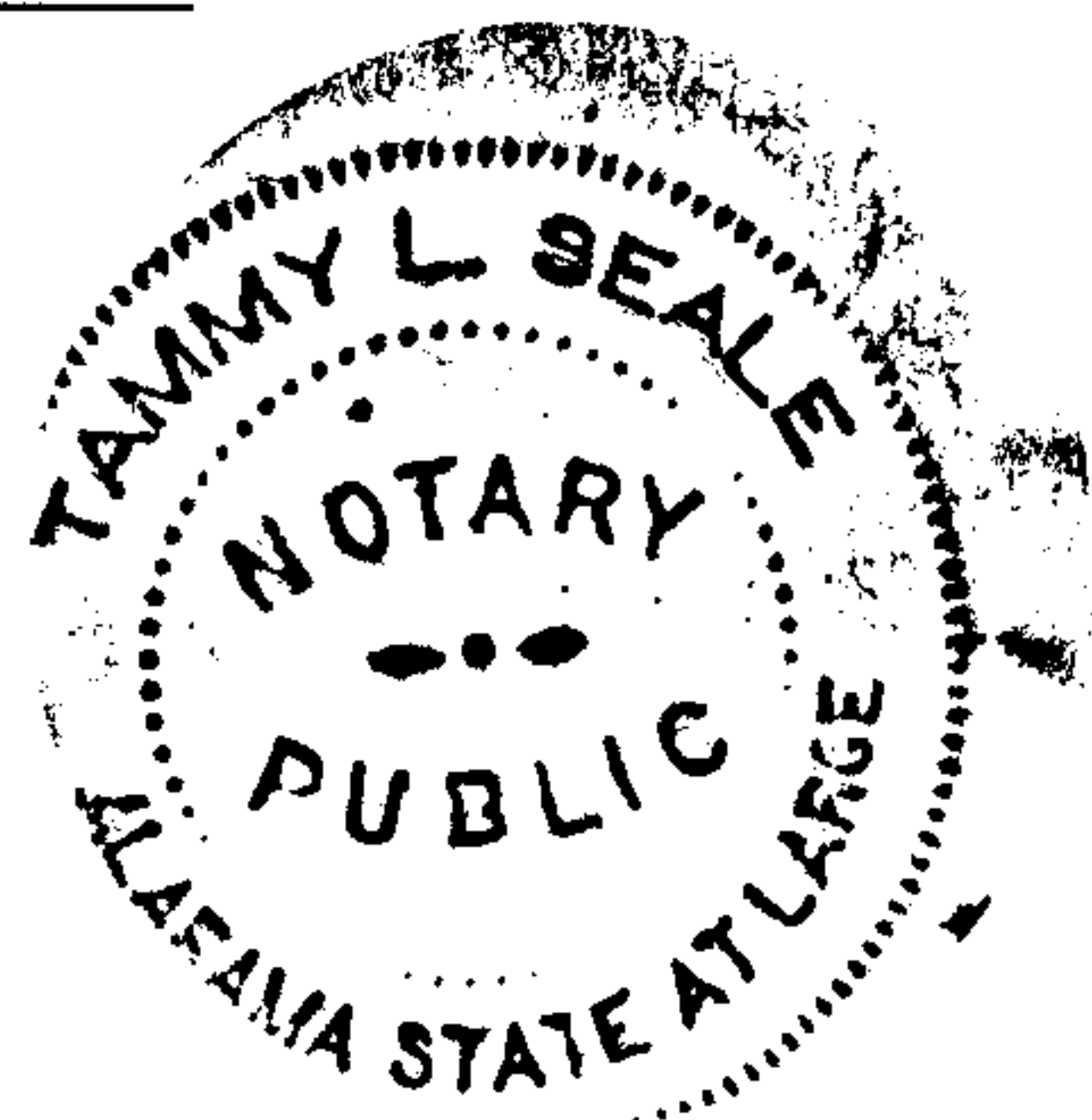
Given under my hand and official seal this 3rd day of February, 2014.

My Commission Expires: 09-07-2015


Notary Public

Shelby County, AL 06/02/2014
State of Alabama
Deed Tax: \$143.00

(Additional Notary Acknowledgment Attached)



STATE OF Alabama
COUNTY OF Shelby

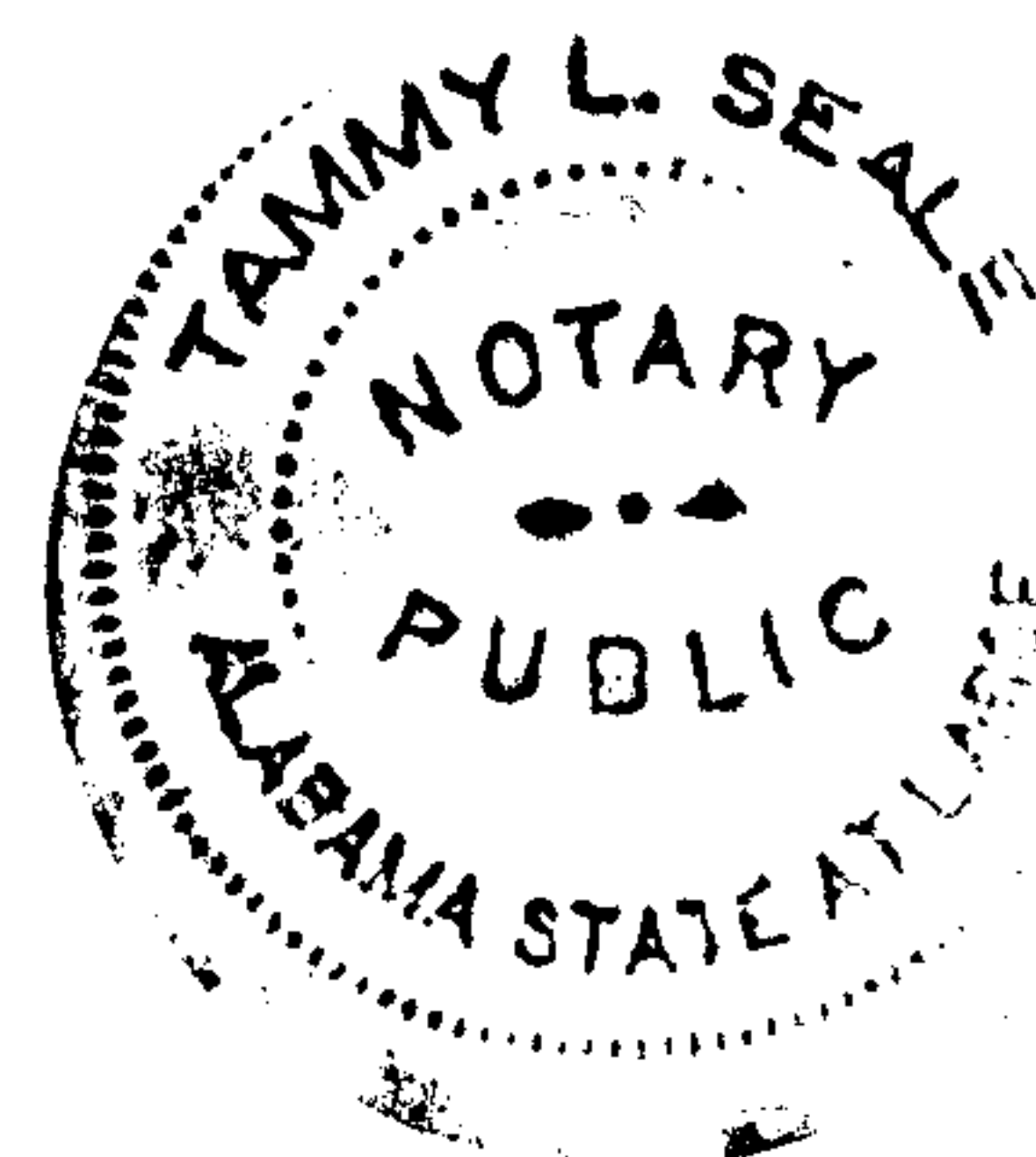
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christina Burgess, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 3rd day of February, 2014.

My Commission Expires: 09-07-2015

Tammy L. Seal
Notary Public

20140602000165790 2/3 \$163.00
Shelby Cnty Judge of Probate, AL
06/02/2014 03:51:00 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Adeel Amin
Mailing Address 60 Chelsea Corners
PMB 196
Chelsea AL 35043

Grantee's Name Adeel Amin + Christina Burgess
Mailing Address Same

Property Address 1407 Hwy 109
Wilsonville AL
35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 285,100.
1/2 = 142,550

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 Tax Office

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 to property and their current mailing address.

20140602000165790 3/3 \$163.00
Shelby Cnty Judge of Probate, AL
06/02/2014 03:51:00 PM FILED/CERT

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 6/2/14

Print Adeel Amin

☒ Unattested

(verified by)

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

Form RT-1