

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Mumtaz Ali and Shehnaz Ali
26 Ashford Circle
Hoover, AL 35244

20151215000428030
12/15/2015 02:03:16 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty-Nine Thousand Five Hundred And No/100 Dollars (\$149,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tracy L. Welsh, f/k/a Tracy L. Owens, and John W. Welsh V, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mumtaz Ali and Shehnaz Ali (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 26-A, according to the Map and Survey of Resurvey of Lots 25-32 Inclusive, of Amended Map of Chase Plantation, recorded in Map Book 8, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

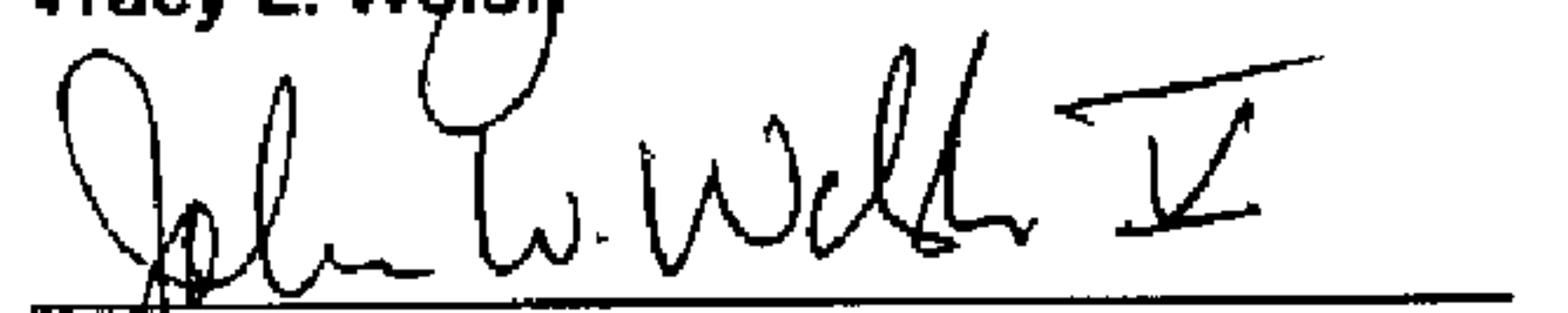
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 24, 2015.


Tracy L. Welsh

John W. Welsh V

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Tracey L. Welsh and John W. Welsh V, whose names 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 instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 24th day of August, 2015.


Notary Public



20151215000428030 12/15/2015 02:03:16 PM DEEDS 2/2

Grantor's Name Tracy L. Welsh

Grantee's Name Mumtaz Ali and Shehnaz Ali

Mailing Address 26 Ashford Circle
Hoover, AL 35244

Mailing Address _____

Property Address 26 Ashford Circle
Hoover, AL 35244

Date of Sale August 24, 2015

Total Purchase Price \$149,500.00

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 - Tracy L. Welsh, 26 Ashford Circle, Hoover, AL 35244.

Grantee's name and mailing address - Mumtaz Ali and Shehnaz Ali, , .

Property address - 26 Ashford Circle, Hoover, AL 35244

Date of Sale - August 24, 2015.

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: August 24, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/15/2015 02:03:16 PM
\$166.50 CHERRY
20151215000428030

