

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

20160606000194930
06/06/2016 03:35:01 PM
DEEDS 1/3

Send Tax Notice to:
Angela Faith Stewart
333 Chase Plantation Circle
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY-ONE THOUSAND AND NO/100 DOLLARS (\$161,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **MOHAMMAD ALTAF ABDUL, a married man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ANGELA FAITH STEWART** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 17-A, according to a Resurvey of Lots 15, 16, 17, 18, 19 and 20, Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 118, in the Probate Office of Shelby County, Alabama.

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

\$152,647.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or his spouse.

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 Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is 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 Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 3rd day of June, 2016.

M. Altaf

MOHAMMAD ALTAF ABDUL

STATE OF ALABAMA)

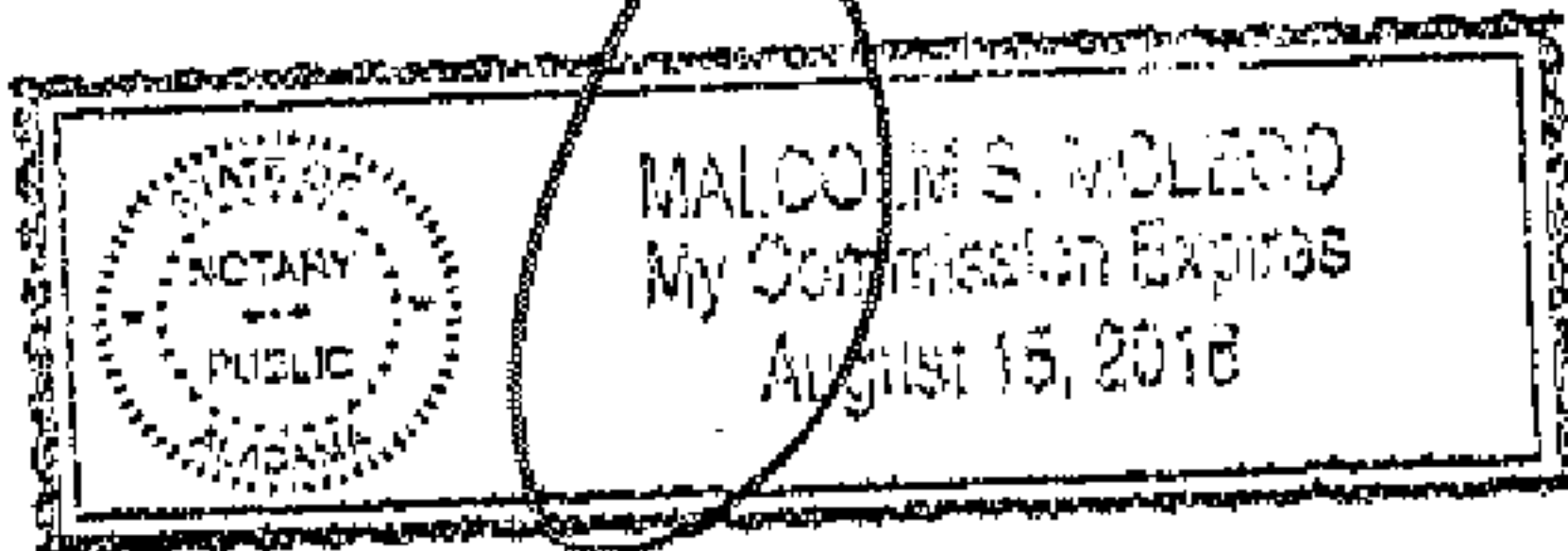
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MOHAMMAD ALTAF ABDUL**, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of June, 2016.

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 MOHAMMAD ALTAF ABDUL

Grantee's Name ANGELA FAITH STEWART

Mailing Address 333 CHASE PLANTATION CIRCLE
HOOVER, AL 35244

Mailing Address 333 CHASE PLANTATION CIRCLE
HOOVER, AL 35244

Property Address 333 CHASE PLANTATION CIRCLE
HOOVER, AL 35244

Date of Sale June 3, 2016

Total Purchase Price \$161,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20160606000194930 06/06/2016 03:35:01
PM DEEDS 3/3

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 June 3, 2016

Print Malcolm S. McLeod

☐ Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2016 03:35:01 PM
\$28.50 CHERRY
20160606000194930

[Signature]