

SEND TAX NOTICE TO:

Adnan Ahmed and Shamima nasrin
447 Cambrian Ridge Trail
Pelham, AL 35124

Shelby County, AL 08/31/2016
State of Alabama
Deed Tax: \$2.50

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Pelham, AL 35124

WARRANTY DEED

State of Alabama)

KNOW ALL MEN BY THESE PRESENTS:

Jefferson County)

That in consideration of **One Hundred Twenty-Five Thousand, Nine Hundred Dollars and Zero Cents (\$125,900.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Becky J. Griggs and husband, Jeffrey Griggs** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Adnan Ahmed and Shamima Nasrin** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

Lot 61, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, page 147 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

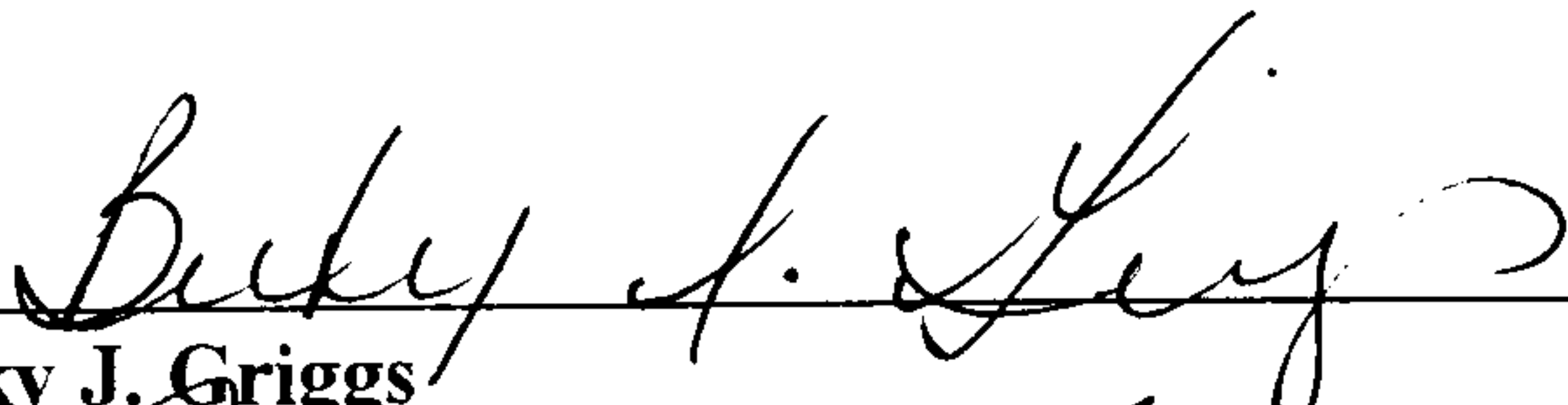
Subject to ad valorem taxes for the years 2016, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$123,616.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **26th day of August, 2016**


Becky J. Griggs


Jeffrey Griggs


20160831000316120 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/31/2016 12:58:09 PM FILED/CERT

State of Alabama

Jefferson County

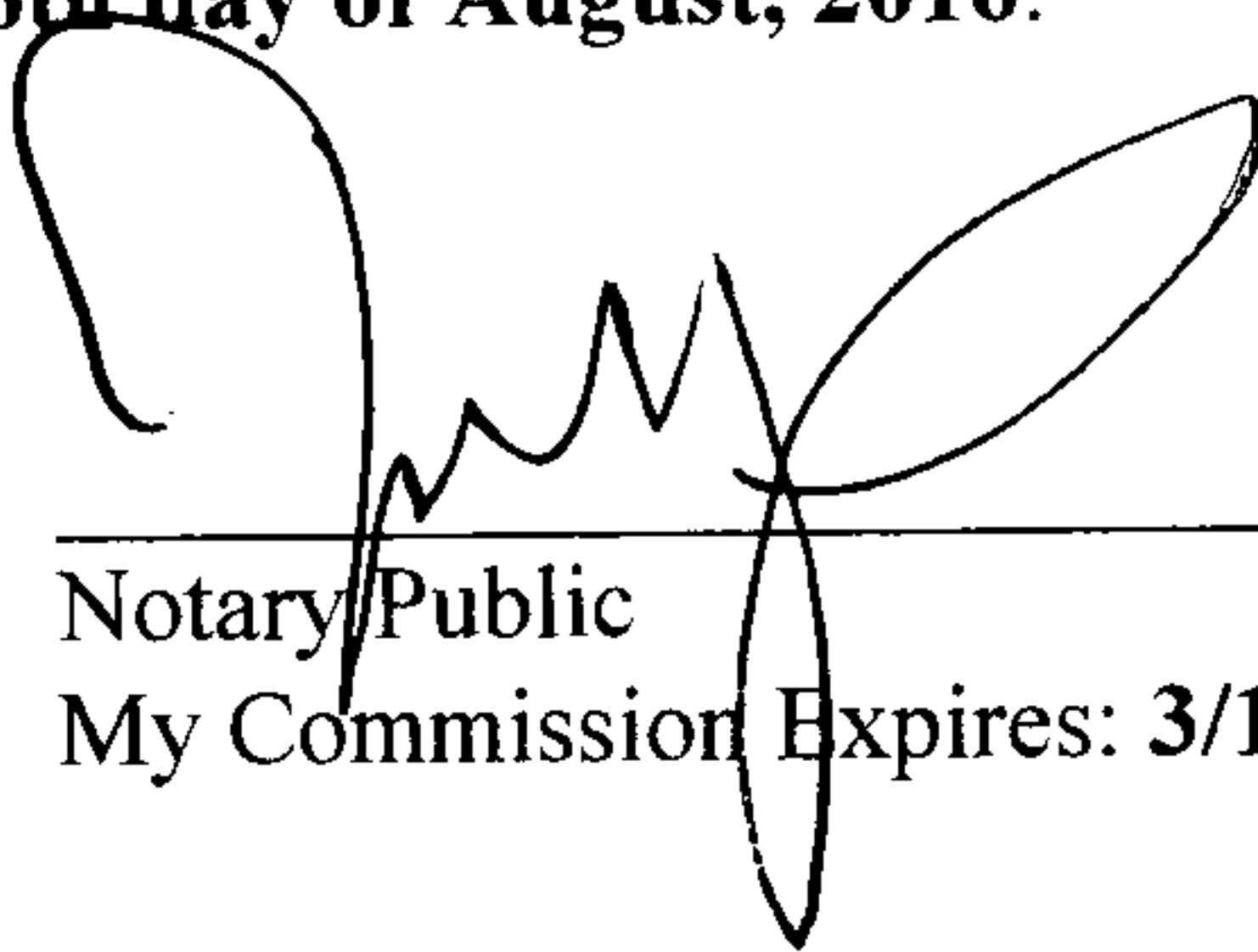
)
)
)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Becky J. Griggs and Jeffrey Griggs**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **26th day of August, 2016**.

(SEAL)



Notary Public
My Commission Expires: **3/14/2019**

FILE NO: 2016147

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 2019


20160831000316120 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/31/2016 12:58:09 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 JEFF & BECKY GRIGGS
Mailing Address 447 COMBRION TR.
PELHAM, AL 35124

Grantee's Name ADNON DWIMBO & DOMINO NASRIN
Mailing Address 1722 RIMBY LANE
BIRMINGHAM, AL 35216

Property Address 447 COMBRION TR. 10058
PELHAM, AL 35124

Date of Sale 8/26/16
Total Purchase Price \$ 125,900.00



20160831000316120 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
08/31/2016 12:58:09 PM FILED/CERT

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
☐ 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 8/26/16

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1