

This instrument was prepared by:  
Townes & Woods, P.C.  
717 Kerr Drive / Post Office Box 96  
Gardendale, Alabama 35071  
(205) 631-4019

Mr. & Mrs. Muhammad Z. Shaikh  
Send Tax Notice to: 2412 Chandawood Drive  
Pelham, AL 35124

**WARRANTY DEED**  
(without title opinion)

**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other good and valuable consideration Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I or we,

**Muhammad Z. Shaikh and wife, Nasreen Z. Shaikh**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Adam W. Shaikh**

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
**SHELBY County, Alabama, to wit:**

**Lot 4, according to the Map of Mizell's Subdivision, a Resurvey of Lot "F", Pates Subdivision, as recorded in Map Book 30, Page 5, in the Probate Office of Shelby County, Alabama.**

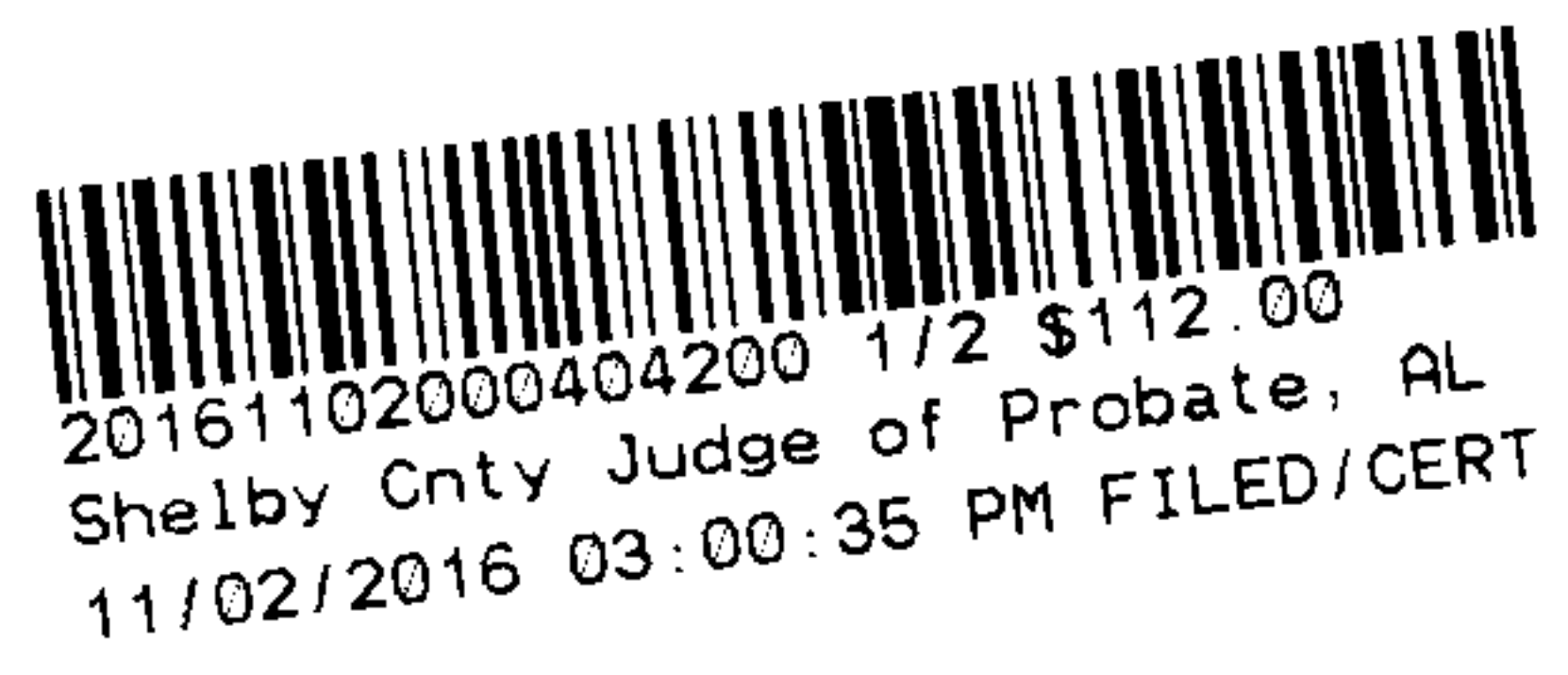
**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

**Excepting and reserving to said grantors and their assigns a life estate in the premises described above for and during the natural life of said grantors.**

**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 said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals this 11<sup>th</sup> day of October, 2016.



Muhammad Z. Shaikh

Nasreen Z. Shaikh

**STATE OF ALABAMA )**  
**JEFFERSON COUNTY )** General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Muhammad Z. Shaikh and wife, Nasreen Z. Shaikh**, whose name(s) 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 on the day the same bears date.

Given under my hand and official seal, this 11th day of October, 2016.

Shelby County, AL 11/02/2016  
State of Alabama  
Deed Tax: \$94.00

[SEAL]

Notary Public  
My Commission Expires: 11/7/19



\$109.<sup>00</sup>

### Real Estate Sales Validation Form

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

Grantor's Name Muhammad Z. Shaikh  
Mailing Address 2412 Chandanwood Dr.  
Pelham, AL 35124

Grantee's Name Adam W. Shaikh  
Mailing Address 2412 Chandanwood Dr.  
Pelham, AL 35124

Property Address 942 3<sup>rd</sup> Ave SW  
Alabaster, AL  
35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 73,700.<sup>00</sup>

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 10/19/16

Print Robert V. Townes III

☐ Unattested

Sign Robert V. Townes III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1