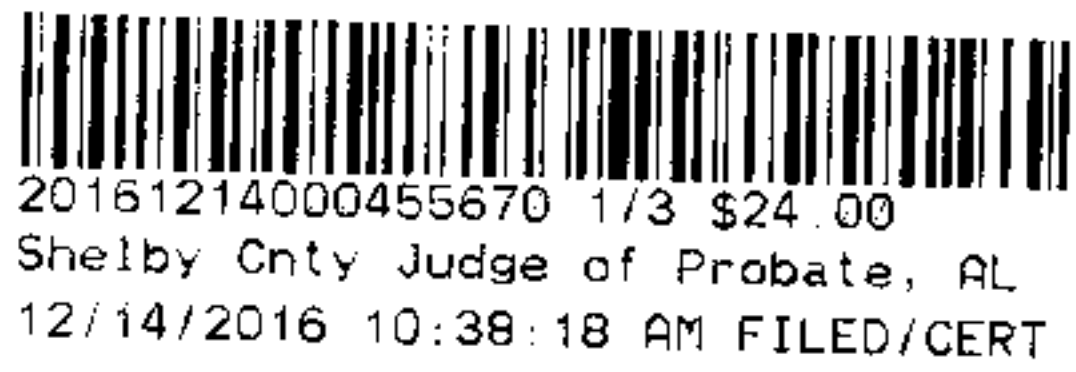


This instrument was prepared by:
Mary F. Roensch
561 1st ST N
Alabaster, AL 35007

Please mail to:
Mary M. Mostaghimi
4744 Southlake Pkwy
Birmingham, AL 35244

QUIT CLAIM DEED



STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of One Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the Grantors, **Joanne F. Enck, Janet F. Standridge and Mary F. Roensch** the undersigned, hereby release, quitclaim, grant, sell, and convey to

Mahmonir Mary Mostaghimi

(hereinafter called Grantee), all its rights, titles, interest, and claim in or to the following described real estate situated in SHELBY COUNTY, ALABAMA, to wit:

PARCEL ID 13 7 35 4 001 023.001 25' X 75'
Nickerson Scott Survey Beg SE Corner N ½ Lot 8 Block Z S75 E 25 W 25 to POB

TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.

IN WITNESS WHEREOF, the said GRANTORS, Joanne F. Enck, Janet F. Standridge, and Mary F. Roensch, who are authorized to execute this conveyance, does hereto set their signatures and seals, this 13th day of December 2016.

BY: Joanne F. Enck
Joanne F. Enck

BY: Janet F. Standridge
Janet F. Standridge

BY: Mary F. Roensch
Mary F. Roensch

Shelby County, AL 12/14/2016
State of Alabama
Deed Tax: \$2.00

This instrument was prepared by:
Mary F. Roensch
561 1st ST N
Alabaster, AL 35007

Please mail to:
Mary M. Mostaghimi
4744 Southlake Pkwy
Birmingham, AL 35244

STATE OF GEORGIA)

FULTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOANNE F. ENCK**, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same voluntarily.

Given under my hand and official seal this 13th day of October, 2016.

My Commission Expires 10/07/2018

Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JANET F. STANDRIDGE**, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same.

Given under my hand and official seal this 13th day of December, 2016.

My Commission Expires 10-20-18

Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

20161214000455670 2/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/14/2016 10:38:18 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARY F. ROENSCH**, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this date that, being informed of the contents thereof, she executed the same.

Given under my hand and official seal this 13th day of December, 2016.

My Commission Expires 10-20-18

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name MARY F. ROEWSCH
Mailing Address JANET F. STANBRIDGE
JOANNE F. ENCK
PO Box 247
ALABASTER, AL 35007

Grantee's Name MAHMOUD MARY MOSTAGHIMI
Mailing Address 4744 SOUTH LAKE PKWY
BIRMINGHAM, 35244

Property Address _____

Date of Sale 12-14-16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,650.00



20161214000455670 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
12/14/2016 10:38:18 AM FILED/CERT

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 Assessor

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 12-14-16

Print MARY F. ROEWSCH

☐ Unattested

Sign Mary F. Roewsch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1