


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

Send Tax Notice to:
Adam W. Shaikh
2412 Chandawood Drive
Pelham, AL 35124

WARRANTY DEED
(without title opinion)


20161220000464260 1/2 \$239.00
Shelby Cnty Judge of Probate, AL
12/20/2016 12:27:37 PM FILED/CERT

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 275, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

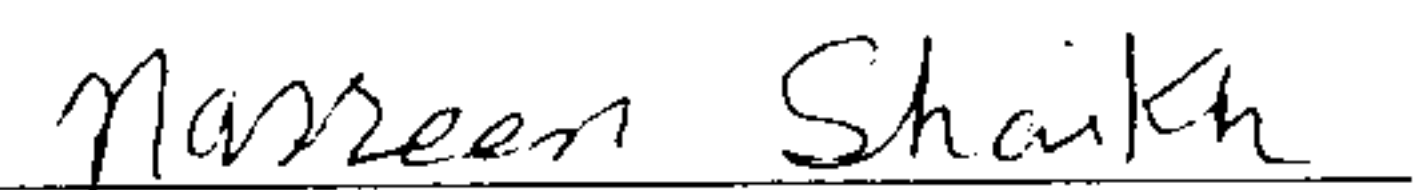
Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

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 20th day of December, 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 20th day of December, 2016.

[SEAL]


Notary Public
My Commission Expires: 11/7/19

Shelby County, AL 12/20/2016
State of Alabama
Deed Tax: \$221.00

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Muhammad Z. Shaikh
2412 Chandawood Dr.
Pelham, AL 35124

Grantee's Name
Mailing Address

Adam W. Shaikh
2412 Chandawood Dr.
Pelham, AL 35124

Property Address

2412 CHANDAWOOD DR.
PELHAM, AL 35124

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

220,600⁰⁰

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

20161220000464260 2/2 \$239 00
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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 12/15/16

Print MUHAMMAD SHAIKH

Unattested

Sign

Muhammad Z. Shaikh

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1