

PEL1600579

Send tax notice to

This instrument was prepared by:

Sulman Mahdi  
1064 Greymoor Road  
Birmingham, AL 35242

Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Parkway, Suite 645  
Birmingham, AL 35243  
PEL1600616

STATE OF ALABAMA  
COUNTY OF SHELBY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Regions Bank** (hereinafter referred to as "Grantor"), for and in consideration of the sum of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto **Sulman Mahdi** (hereinafter referred to as "Grantee"), together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

**See Exhibit "A" attached hereto and made a part hereof for the complete legal description of the property being conveyed by this instrument.**

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

Subject to the outstanding right of redemption resulting from the foreclosure deed dated June 14, 2016 and recorded on June 16, 2016 in Instrument No 20160616000208760. Said right of redemption set to expire on June 14, 2017.

**\$417,000.00 of the purchase price was paid from the proceeds of a first mortgage loan recorded simultaneously herewith.**

**\$115,243.00 of the purchase price was paid from the proceeds of a second mortgage loan recorded simultaneously herewith**

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

**AND THE GRANTOR, DOES HEREBY CONVEYANT** with the Grantee except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the

Shelby County, AL 01/10/2017  
State of Alabama  
Deed Tax \$98.00

lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

**GRANTOR**, makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

**IT WITNESS WHEREOF**, the said Regions Bank, by Stuart P. [Signature] its Vice President who is authorized to execute this conveyance, has hereto set his signature and seal this the 2nd day of December, 2016.

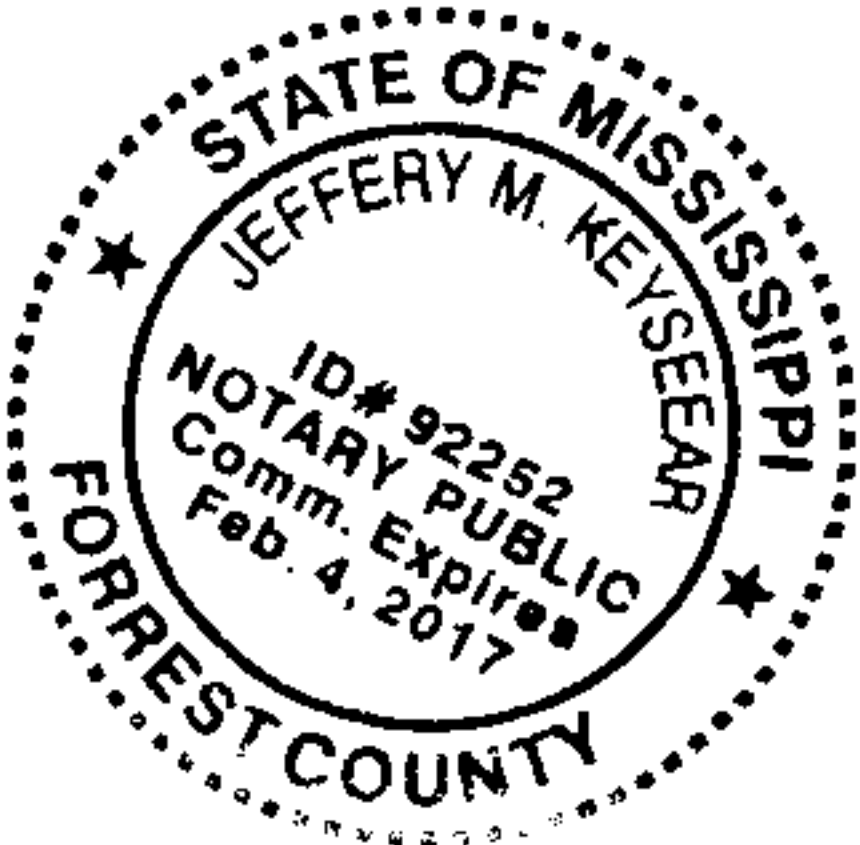
Regions Bank

By: [Signature]  
Its: Vice President

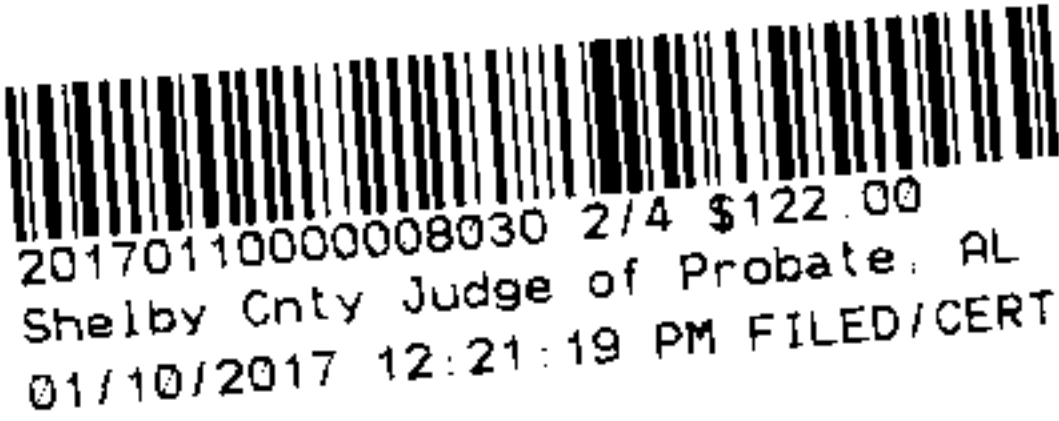
STATE OF MS  
COUNTY OF Forrest

I, the undersigned authority, a Notary public in said county in said state hereby certify that Stuart P. [Signature] whose name as Vice President of Regions Bank, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2016.



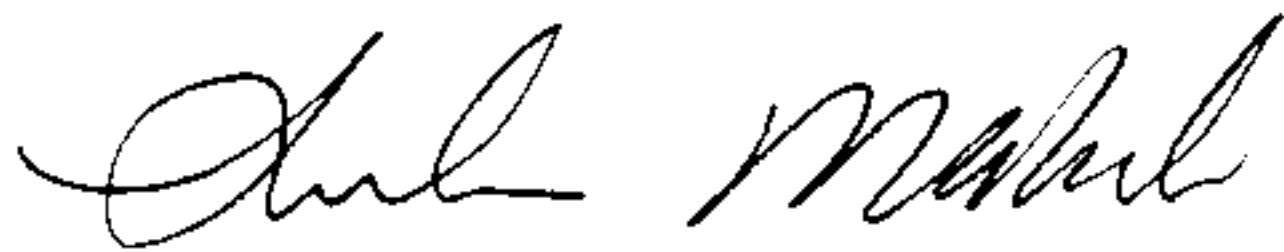
[Signature]  
Notary Public



**EXHIBIT "A"**

**Lot 56, according to the Survey of Greystone, 5th Sector, Phase I, as recorded in Map Book 17, Page 72 A, B and C, in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, in hereinafter collectively referred to as the "Declaration").**



20170110000008030 3/4 \$122.00  
Shelby Cnty Judge of Probate, AL  
01/10/2017 12:21:19 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  
Mailing Address

Levens Bank  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name  
Mailing Address

Sulman Mahdi  
1064 Greymore Rd  
Birmingham AL 35212  
\_\_\_\_\_

Property Address

1064 Greymore Rd  
Birmingham AL 35212  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale

12/22/16

Total Purchase Price \$

1830,000

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

12/22/16

Print

Kenneth BST John

Unattested

Sign

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

(verified by)

Form RT-1

20170110000008030 414 \$122.00  
Shelby Cnty Judge of Probate AL  
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