

Send tax notice to:
BENJAMIN W. DUNHAM and MARY C. DUNHAM
3668 WESTOVER RD
WESTOVER, AL 35147

20170123000027490 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
01/23/2017 01:43:12 PM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty-Six Thousand and 00/100 (\$186,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **KHIZER SIDDIQI, A MARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **BENJAMIN W. DUNHAM and MARY C. DUNHAM**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

A PARCEL OF LAND SITUATED PARTLY IN NW 1/4 OF NE 1/4, SECTION 27, AND PARTLY IN SW 1/4 OF SE 1/4, SECTION 22, BOTH IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS: FROM A POINT ON THE WEST LINE OF SW 1/4 OF SE 1/4, SECTION 22, WHICH POINT IS 212 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SUCH 40, RUN SOUTH ALONG THE 40 LINE TO A POINT 310 FEET NORTH OF THE FLORIDA SHORT ROUTE HIGHWAY RIGHT OF WAY; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SUCH 40, 300 FEET; THENCE SOUTH AT A RIGHT ANGLE TO THE FLORIDA SHORT ROUTE HIGHWAY RIGHT OF WAY; THENCE EASTERLY ALONG THE RIGHT OF WAY TO A POINT WHICH IS 560 FEET EAST OF THE WEST LINE OF THE NW 1/4 OF NE 1/4 SECTION 27; RUN THENCE NORTH PARALLEL WITH THE WEST LINE OF SUCH 40 TO A POINT 712 1/2 FEET SOUTH OF THE NORTH LINE OF SW 1/4 OF SE 1/4, SECTION 22; THENCE WEST AT A RIGHT ANGLE 300 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SUCH 40, 500 FEET; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30-FOOT STRIP OF LAND CONVEYED TO WILBURN MANN BY DEED RECORDED IN DEED BOOK 295, PAGE 212, IN PROBATE OFFICE.

ALSO, LESS AND EXCEPT THAT PORTION CONVEYED TO DONAVON A. GIBBENS AND BECKY A. GIBBENS, BY DEED RECORDED AS INSTRUMENT #2000-37562, IN PROBATE OFFICE.

\$176,700.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4th day of January, 2017.

STATE OF
COUNTY OF

South Carolina
Richland

I, the undersigned, a Notary Public in and for said State and County, hereby certify that KHIZER SIDDIQI is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2017.

MY COMMISSION EXPIRES: 09-16-2019

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

JANE BARFELL
Notary Public - State of South Carolina
My Commission Expires September 16, 2019

Real Estate Sales Validation Form

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

Grantor's Name KHIZER SIDDIQI Grantee's Name BENJAMIN W. DUNHAM
Mailing Address: 110 Walter Hickory Way Mailing Address: 3668 WESTOVER RD
Columbia, SC 29229 WESTOVER, AL 35147

Property Address 3668 WESTOVER RD Date of Sale: January 6, 2017
WESTOVER, AL 35147 Total Purchaser Price \$186000.00

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 _____ Appraisal
_____ Sales Contract _____ Other _____
 x Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 1-6-17

Unattested (verified by)

Print Mary C Dunham
Sign Mary C Dunham
(Grantor/Grantee/Owner/Agent) circle one

