

Send Tax Notice to:
Ms. Yaminah Amatullah Muhammad
Mr. Labeeb Abdullah Muhammad
2001 Oak Meadows Place
Birmingham, Alabama 35242

This instrument was prepared by
ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and 00/100 Dollar (\$1.00)**, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **YAMINAH AMATULLAH MUHAMMAD** and husband, **LABEEB ABDULLAH MUHAMMAD**, (herein referred to as Grantors) do grant, bargain, sell and convey unto ourselves, **YAMINAH AMATULLAH MUHAMMAD and husband, LABEEB ABDULLAH MUHAMMAD**, (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the Northeast corner of the Southwest quarter of the Southwest quarter Section 12, Township 19, Range 2 West; run West 340 feet along the North boundary of said quarter for a point of beginning of the land herein conveyed; thence South 02 degrees 30 minutes East 210 feet; thence West parallel with the North boundary line 248 feet to the Taylor Davis line; thence North 10 degrees East along the Taylor Davis Line to the North boundary line, 210 feet, more or less; thence East along the North boundary line 248 feet, more or less, to the point of beginning.

Grantor Yaminah Amatullah Muhammad is one and the same person as Deborah A. Dates as shown on deed recorded as Instrument No. 20070717000333760 in the Probate Office of Shelby County, Alabama, and in accordance with Order of Change of Name in Case No. PR-2010-000389 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 01/04/2018
State of Alabama
Deed Tax: \$61.00


20180104000003960 1/3 \$82.00
Shelby Cnty Judge of Probate AL
01/04/2018 10:41:58 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th
day of January, 2018.

Yaminah A. Muhammad
Yaminah Amatullah Muhammad

Labeeb A. Muhammad
Labeeb Abdullah Muhammad

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Yaminah Amatullah Muhammad** and husband, **Labeeb Abdullah Muhammad**, whose names 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 4th day of January,
2018.

Kim M. Foster
Notary Public

My Commission Expires: 1-7-19

20180104000003960 2/3 \$82.00
Shelby Cnty Judge of Probate, AL
01/04/2018 10:41:58 AM 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	<u>Yaminah Amatullah Muhammad</u>
Mailing Address	<u>Labeeb Abdullah Muhammad</u>
	<u>2001 Oak Meadows Place</u>
	<u>Birmingham, Alabama 35242</u>

Grantee's Name Yaminah Amatullah Muhammad
Mailing Address Labeeb Abdullah Muhammad
2001 Oak Meadows Place
Birmingham, Alabama 35242

Property Address 2001 Oak Meadows Place
Birmingham, Alabama 35242

Date of Sale January 4, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 121,800.00 x 1/2 = \$60,900.00

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
- Property Tax 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 1-4-18

Print Yaminah Amatullah Muhammad

Unattested

Kim M. Foster Sign Yaminah Amatullah Muhammad
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

