

20180307000074310 1/2 \$172.50
Shelby Cnty Judge of Probate, AL
03/07/2018 01:41:17 PM FILED/CERT

Shelby County, AL 03/07/2018
State of Alabama
Deed Tax: \$154.50

This instrument was prepared by:
Robin L. Hussaini
Industrial Training Consultants, Inc.
300 Applegate Lane
Pelham, AL 35124

Send Tax Notice To:
Syed and Robin Hussaini
104 Trumpington Way
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That is consideration of ONE HUNDRED & NO/100---- (\$100.00) DOLLARS to the undersigned grantor in had paid by the GRANTEE herein, the receipt whereof is acknowledged, Industrial Training Consultants, Inc. (herein referred to as grantor), do grant, bargain, sell and convey unto Syed Q. Hussaini and wife, Robin L. Hussaini (herein referred to as GRANTEES) 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 Shelby County, Alabama, to-wit:

Parcels 2A and 2B, according to the Survey of Betty Jane Kappel Estate, as recorded in Map Book 23, page 140, in the Probate Office of Shelby County, Alabama.

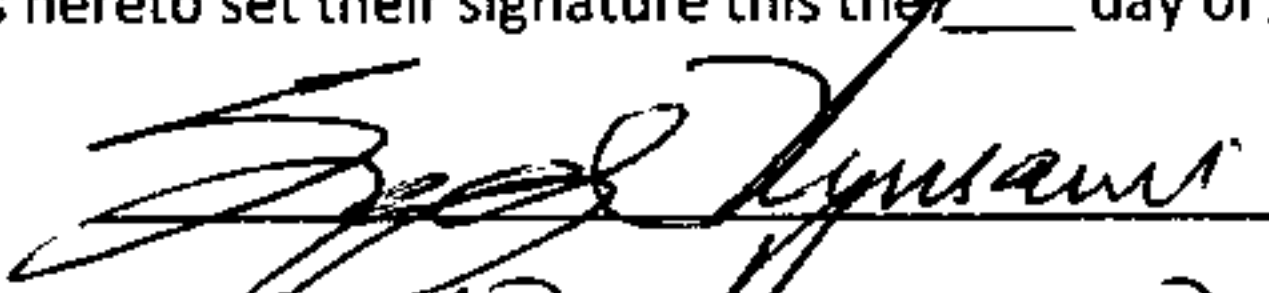
Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

None of the above received consideration was paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE, and its shareholders, their heirs, their successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that it wills and its shareholder, their heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his./her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set their signature this 7th day of MARCH, 2018.

GRANTOR:



Industrial Training Consultants, Inc.
Syed Hussaini/Robin Hussaini (Board of Directors) (Seal)

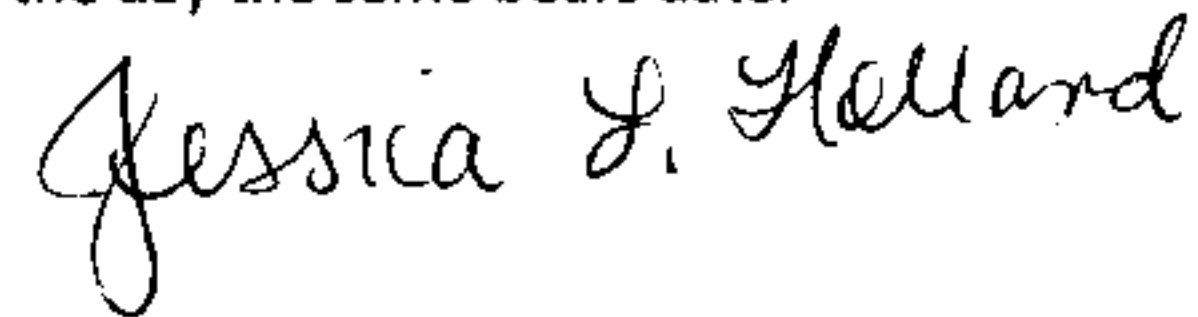
STATE OF ALABAMA

COUNTY of Shelby

I, Jessica L. Holland, a Notary Public in and for the County of Shelby and the State of Alabama, hereby certify that, Industrial Training Consultants, Inc., whose Board of Directors names (Syed Q. Hussaini and Robin L. Hussaini) are signed to the foregoing conveyance, and who is known to me, personally appeared before me on this day and being informed of the contents of this deed, acknowledge and executed the same voluntarily on the day the same bears date.

Given under my hand this 7 day of March, 2018.

My Commission expires 2/22/22



Real Estate Sales Validation Form

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

Grantor's Name Industrial Training
Mailing Address Consultants
300 Applegate Lane
Pelham, AL 35124

Grantee's Name Syed Q. Hussaini
Mailing Address Robin L. Hussaini
104 Trumpington Way
Pelham, AL 35124

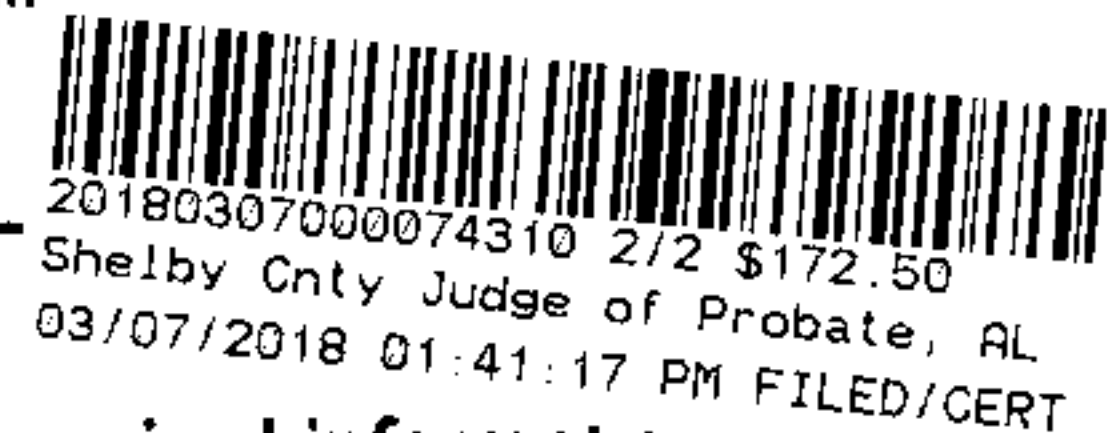
Property Address 14-4-20-0-000-006001
NO address
assigned

Date of Sale 3/7/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 154,210

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 _____

Print SYED Q. HUSSAINI
ROBIN L. HUSSAINI

Sign

X Unattested Karen Melson
(verified by)

Syed Q. Hussaini
Robin L. Hussaini
(Grantor/Grantee/Owner/Agent) circle one