

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

20180810000285980
08/10/2018 09:25:07 AM
DEEDS 1/2

Send Tax Notice To:
Rozina Khoja
2387 Arbor Glenn Dr.
Hoover AL 35244

**GENERAL WARRANTY DEED
JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

STATE OF **ALABAMA** }
COUNTY OF **SHELBY** }

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF THREE HUNDRED FIFTY SEVEN THOUSAND DOLLARS AND NO/100 (\$357,000.00), *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)*, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, we, **SALIM M. RAJPAR**, by **Shazia Rajpari**, his attorney-in-fact **AND SHAZIA RAJPARI**, **HUSBAND AND WIFE**, whose mailing address **2305 Arbor Glenn, Hoover, AL 35244**, herein referred to as Grantor(s)), grant, sell, bargain and convey unto **ROZINA JIGAR ALI KHOJA AND MURAD BHAMANI**, **WIFE AND HUSBAND**, whose mailing address is **2387 Arbor Glenn Dr., Hoover, AL 35244** (herein referred to as grantee, whether one or more), (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 21, according to the Survey Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Probate Office of Shelby, Alabama.

Source of Title: That certain Deed recorded in Instrument No. 20060504000209350 records of Shelby County, Alabama.

Property Address: **2387 Arbor Glenn Dr., Hoover, AL 35244**

****This Deed is being recorded concurrently with a purchase money mortgage in the amount of \$303,450.00 and a second purchase money mortgage in the amount of \$35,700.00.**

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due and lack of ingress and egress.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantees and their heirs, successors and assigns forever.

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

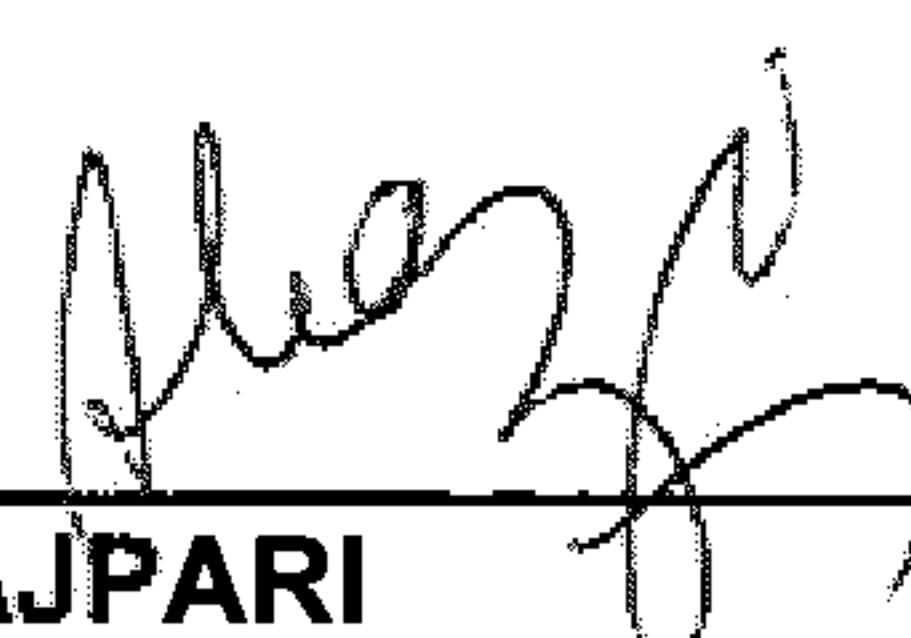
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, this the 25th day of June 2018.

GRANTORS

SALIM M. RAJPARI, By SHAZIA RAJPARI - ATTORNEY-IN-FACT.

SALIM M. RAJPARI
By Shazia Rajpari, his attorney-in-fact

SHAZIA RAJPARI



STATE OF **ALABAMA** }
COUNTY OF **JEFFERSON** }

I, Mitzi Lynn Thomas, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SALIM M. RAJPARI** by **Shazia Rajpari, his attorney-in-fact AND SHAZIA RAJPARI**, whose name(s) 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 25th day of June 2018.



Mitzi Lynn Thomas
NOTARY PUBLIC
My Commission Expires:

Real Estate Sales Validation Form

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

20180810000285980 08/10/2018 09:25:07 AM DEEDS 2/2

Grantor's Name **SALIM M. RAJPARI AND
SHAZIA RAJPARI**

Mailing Address _____

Property Address **2387 ARBOR GLENN DR.
HOOVER, AL 35244**

Grantee's Name **ROZINA JIGAR ALI
KHOJA AND MURAD
BHAMANI**

Mailing Address _____

Date of Sale **JUNE 25, 2018**

Total Purchase Price **\$357,000.00**
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
 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 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 **JUNE 25, 2018**

Print **ROZINA JIGAR ALI KHOJA AND MURAD
BHAMANI**

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2018 09:25:07 AM
\$36.00 CHERRY
20180810000285980