

Send tax notice to:

Ricky Wai

1418 Scout Trace
Hoover, AL 35244
GAR1800098

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

WARRANTY DEED

20180831000313870

08/31/2018 09:14:56 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00) in hand paid to the undersigned, **Sajjad Ahmed and Anbareen Khan, husband and wife** (hereinafter referred to as "Grantor"), by **Ricky Wai** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23-A, according to a Resurvey of Lots 22, 23, 24, 25, and 26 of Wynfield Parc, Phase Two, as recorded in Map Book 33, Page 66, in the Probate Office of Shelby County, Alabama.

Said property formerly known as:

Lot 23, according to the Final Plat of Wynfield Parc, Phase Two, as recorded in Map Book 29, Page 128, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29th
day of August, 2018.

Sajjad Ahmed
Sajjad Ahmed
Anbareen Khan
Anbareen Khan

STATE OF Virginia
COUNTY OF Loudoun

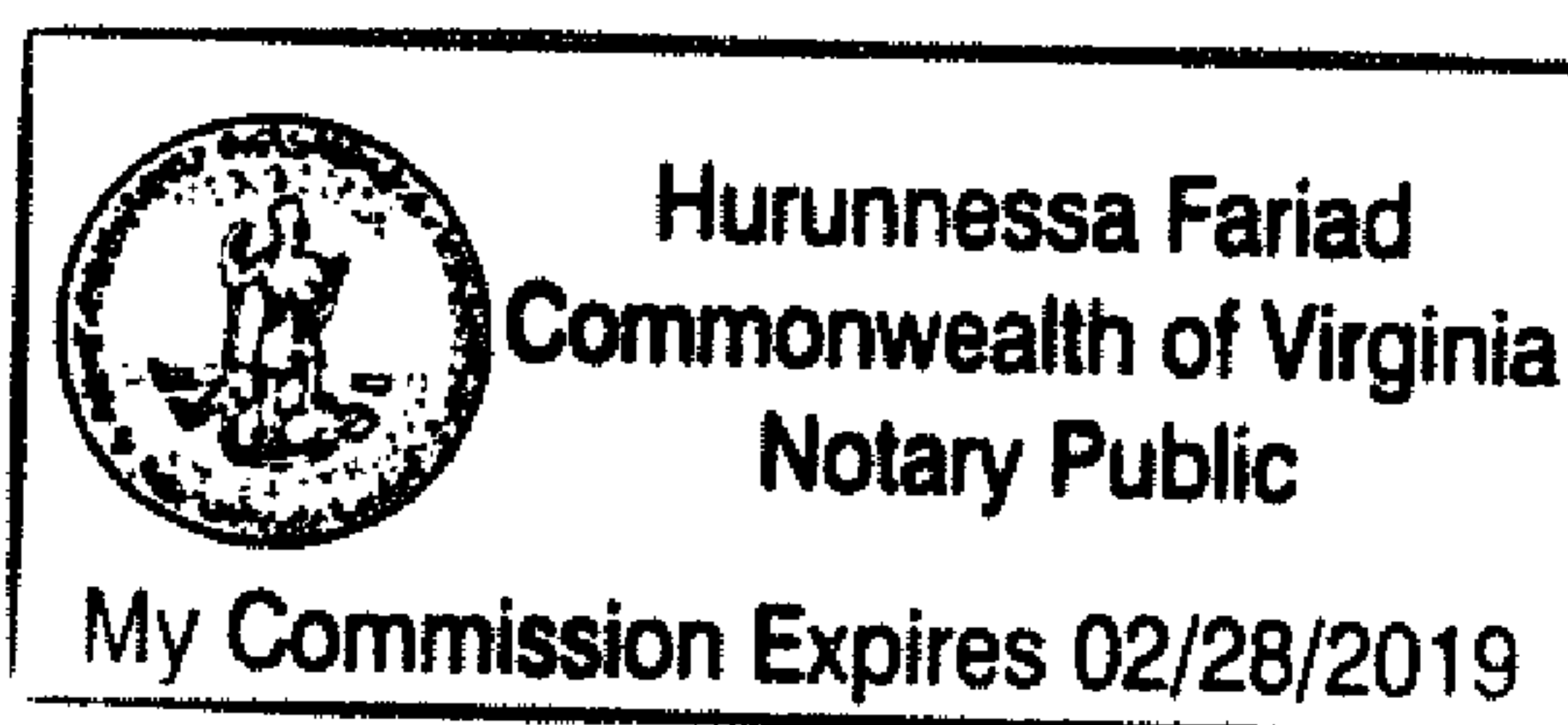
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sajjad Ahmed and Anbareen Khan, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of August, 2018.

(Notary Seal)

Hurunnessa Fariad
Notary Public
Print Name: Hurunnessa Fariad
Commission Expires: 02/28/2019 #7529957

Loudoun/VA



Real Estate Sales Validation Form

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

Grantor's Name Sajjad Ahmed & Anbareen Khan
 Mailing Address 20972 Fowlers Mill Circle
Ashburn, VA 20147

Grantee's Name Ricky Wai
 Mailing Address 1418 Scout Trace
Hoover, AL 35244

Property Address 130 Shine Drive
Pelham, AL 35124

Date of Sale 8/30/18
 Total Purchase Price \$ 116,000.00

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
☒ 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 8/30/18

Print Stephanie L. Dunlap

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/31/2018 09:14:56 AM
 \$137.00 CHERRY
 20180831000313870

Alvin S. Bayl

Form RT-1