

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Zairiati Zakaria
4064 Eagle Ridge Court
Birmingham, AL 35242

20190109000009060

01/09/2019 09:19:37 AM

DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Thousand And No/100 Dollars (\$270,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lisa Buchalter, as Trustee under the Lisa Buchalter Revocable Trust Agreement dated the 29th day of October, 2013, I/b/o Lisa Buchalter, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Zairiati Zakaria (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 56, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$216,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 13 day of December, 2018.

Lisa Buchalter, as Trustee under the Lisa Buchalter Revocable Trust Agreement dated the 29th day of October, 2013, I/b/o Lisa Buchalter

BY: [Signature]
Lisa Buchalter, Trustee

STATE OF ~~Alabama~~ Florida
COUNTY OF ~~JEFFERSON~~ Palm Beach

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Lisa Buchalter whose name as Trustee of the Lisa Buchalter Revocable Trust Agreement dated the 29th day of October, 2013, I/b/o Lisa Buchalter is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal on this 13 day of December, 2018.

[Signature]
Notary Public
My commission expires: 3-20-2021



Real Estate Sales Validation Form

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

Grantor's Name Lisa Buchalter, as Trustee under the Lisa Buchalter Revocable Trust Agreement dated the 29th day of October, 2013, f/b/o Lisa Buchalter

Grantee's Name Zairiati Zakaria

Mailing Address 4064 Eagle Ridge Court
Birmingham AL 35242

Mailing Address 4064 Eagle Ridge Court
Birmingham, AL 35242

Property Address 4064 Eagle Ridge Court
Birmingham, AL 35242

Date of Sale December 14, 2018

Total Purchase Price \$270,000.00

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 - Lisa Buchalter, as Trustee under the Lisa Buchalter Revocable Trust Agreement dated the 29th day of October, 2013, f/b/o Lisa Buchalter, . .

Grantee's name and mailing address - Zairiati Zakaria, 4064 Eagle Ridge Court, Birmingham, AL 35242.

Property address - 4064 Eagle Ridge Court, Birmingham, AL 35242

Date of Sale - December 14, 2018.

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: December 14, 2018

Sign _____ Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2019 09:19:37 AM
\$72.00 CHERRY
20190109000009060

Devin S. Boyd