

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Mohammed & Sandra Qadeer
3440 Indian Lake Dr.
pelham, AL 35124

**GENERAL WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Five Hundred Forty Thousand Dollars and NO/100 (\$540,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Brenda Zegarelli, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Mohammed Qadeer and Sandra Qadeer** (herein referred to as grantees whether one or more), 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, situated in **SHELBY** County, Alabama to wit:

Begin at the SW corner of the NE 1/4 of NW 1/4 of Section 36, Township 19 South, Range 3 West; thence run in a Northerly direction along the West line of said 1/4 1/4 for a distance of 52.93 feet; thence turn an angle to the right of 54 degrees 50 minutes and run in a Northeasterly direction for a distance of 400.00 feet; thence turn an angle to the right of 125 degrees 10 minntes and run in a Southerly direction for a distance of 192.18 feet; thence turn an angle to the right of 52 degrees 40 minutes and run in a Southwesterly direction for a distance of 411.25 feet to a point on the West line of the SE 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; thence turn an angle to the right of 127 degrees 20 minutes and run in a Northerly direction along the West line of said 1/4 1/4 for a distance of 158.27 feet to the point of beginning, according to survey of James A. Gay, Registered Land Surveyor, dated August 4, 1989.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

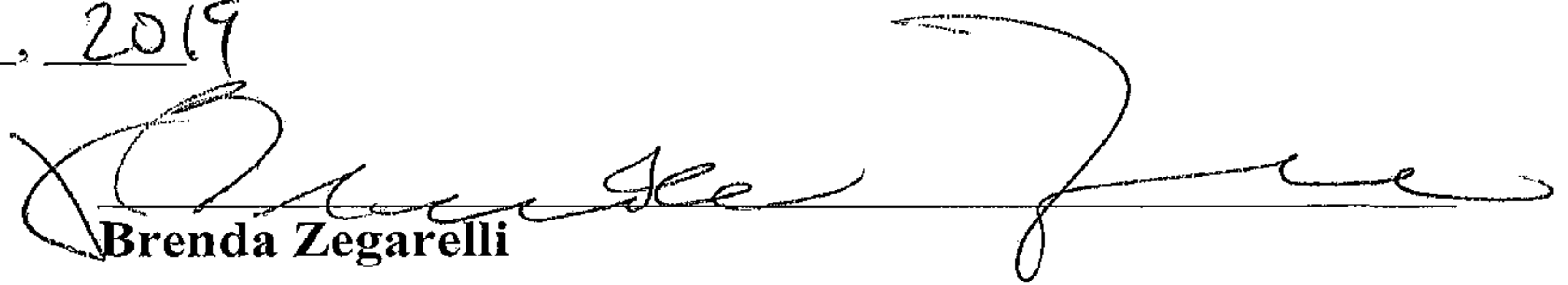
Brenda Zegarelli is the surviving grantee of deed recorded in Instrument 20160721000254620 in Shelby County, Alabama. The other grantee, Joe Zegarelli, died on or about _____.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the 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 my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this
10th day of January, 2019

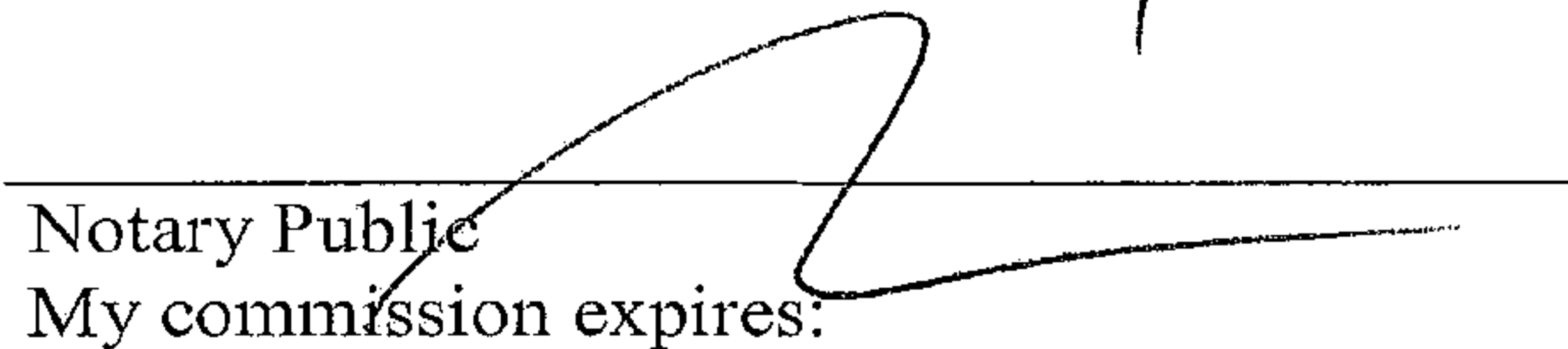

Brenda Zegarelli

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Brenda Zegarelli whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2019

Notary Seal


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

Grantor's Name Brenda Zegaralli Grantee's Name Mohammed Qadeer
 Mailing Address 3460 Indian Lake Ln. Mailing Address 3440 Indian Lake Dr.
Pelham AL 35124 Pelham AL 35124

Property Address 3440 Indian Lake Dr. Date of Sale 1-10-19
Pelham AL 35124 Total Purchase Price \$ 540,000
 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 1-11-19Print James Youfa

Unattested

Sign

(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
 01/14/2019 10:18:43 AM
 \$550.00 CHERY
 20190114000013700

Ami S. Byrd

Print Form

Form RT-1