

Send tax notice to:

Ameen Hossain
410 Village Place
Pelham, AL 35124

This instrument prepared by:

Ameen Hossain
410 Village Place
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF Shelby

Value \$260,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten Dollars and no 100 Dollars (\$10.00) in hand paid to the undersigned, **Serene Nivas, LLC** an Alabama limited liability company (hereinafter referred to as "Grantor") by Ameen Hossain (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 21, according to the Final Plat Parkside Village, Phase 2, as recorded in Map Book 37, Page 60, Shelby County, Alabama Records.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
NO TITLE SEARCH WAS PERFORMED.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

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

Shelby County, AL 04/29/2019
State of Alabama
Deed Tax: \$266.00


20190429000141060 1/3 \$287.00
Shelby Cnty Judge of Probate, AL
04/29/2019 02:36:36 PM FILED/CERT

IN WITNESS WHEREOF, Grantor, Serene Nivas, LLC, an Alabama Limited Liability Company, by Ameen Hossain its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 29th day of April, 2019.

Serene Nivas, LLC
an Alabama limited Liability Company

By: [Signature]
Ameen Hossain
Its: Managing Member

STATE OF ALABAMA
COUNTY OF Jefferson

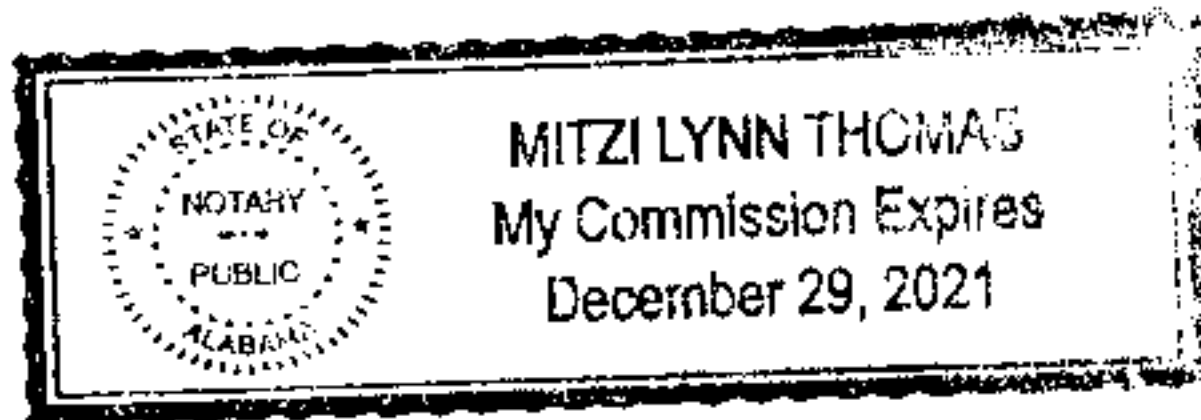
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ameen Hossain, whose name as its Managing Member of Serene Nivas, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2019.

[Signature]
Notary Public

Print Name:

Commission Expires: 12/29/21




20190429000141060 2/3 \$287.00
Shelby Cnty Judge of Probate, AL
04/29/2019 02:36:36 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Serene Nivas LLC
Mailing Address 410 Village Pl
Pelham AL 35124

Grantee's Name Ameen Hossain
Mailing Address 410 Village Pl
Pelham AL 35124

Property Address 410 Village Place
Pelham AL 35124

Date of Sale 4/29/19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 265,800

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 4/29/19

Unattested

Print Ameen Hossain

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

'verified by)

Form RT-1

