

SEND TAX NOTICE TO:
Kimberly M. Hudson and Kerry David Hudson
940 Greystone Highlands Circle
Birmingham, Alabama 35242

20191002000362240
10/02/2019 02:46:01 PM
DEEDS 1/3

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Four Thousand Nine Hundred dollars & no cents (\$234,900.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ishtiaq Farooqui and Erum Farooqui, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kimberly M. Hudson and Kerry David Hudson** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE AMENDED MAP OF GRAYSTONE HIGHLANDS, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$220,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Easement as shown by recorded plat.

Transmission line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed 109, Page 492; Deed 111, Page 402; Deed 127, Page 336; Deed 160, Page 403 and Deed 173, Page 191 in the Probate Office

Easement to South Central Bell as shown by Instrument recorded in Deed 324, Page 837 in the Probate Office.

Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 4, Pages 486 and 488 in the Probate Office.

Covenant and agreement for water service as set out in Real 235, Page 611 in Probate Office.

Easements for Ebsco Industries to Cahaba Water Renovation Systems recorded as Real 42, Page 223 in the Probate Office

Restrictions, limitations, conditions and other provisions as set out in Map Book 19, Page 24 in the Probate Office.

Release of damages as set out instrument recorded in Instrument No. 1994-33988 and in Instrument #20040205000060640 in the Probate Office.

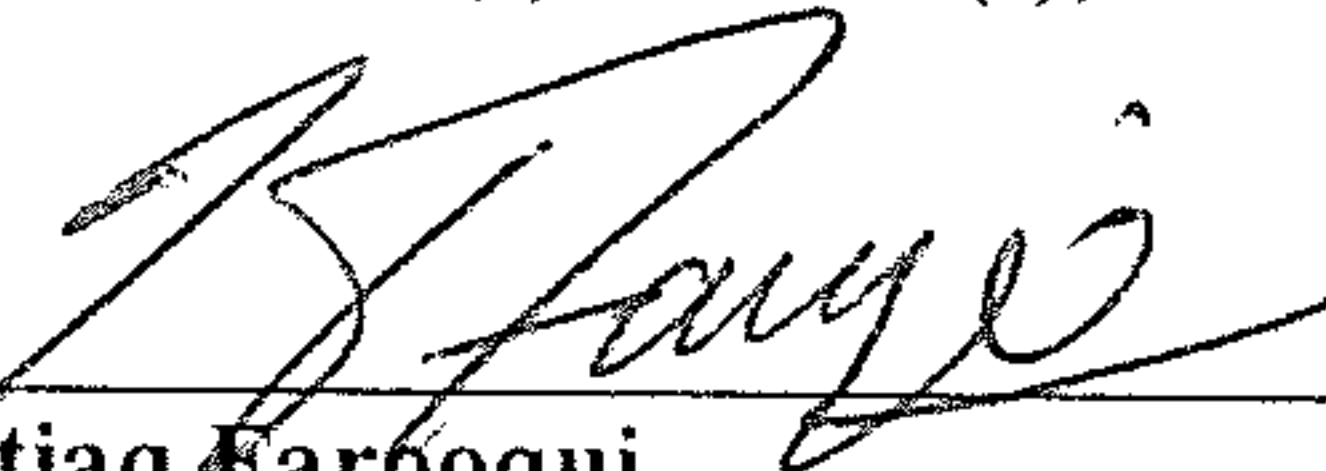
Easement to Alabama Power Company as shown by Instrument recorded in Instrument recorded in Insrtument No. 1995-1629 in the Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed recorded in Instrument No. 1996-4583 in the Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **September 27, 2019** .

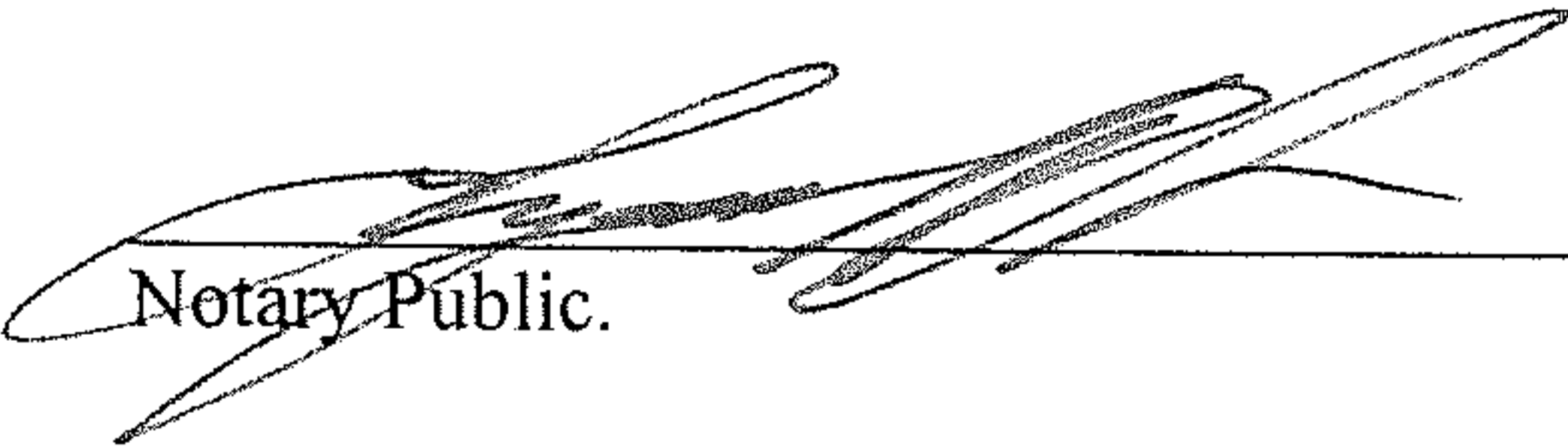
 (Seal)
Ishtiaq Farooqui
 (Seal)
Erum Farooqui

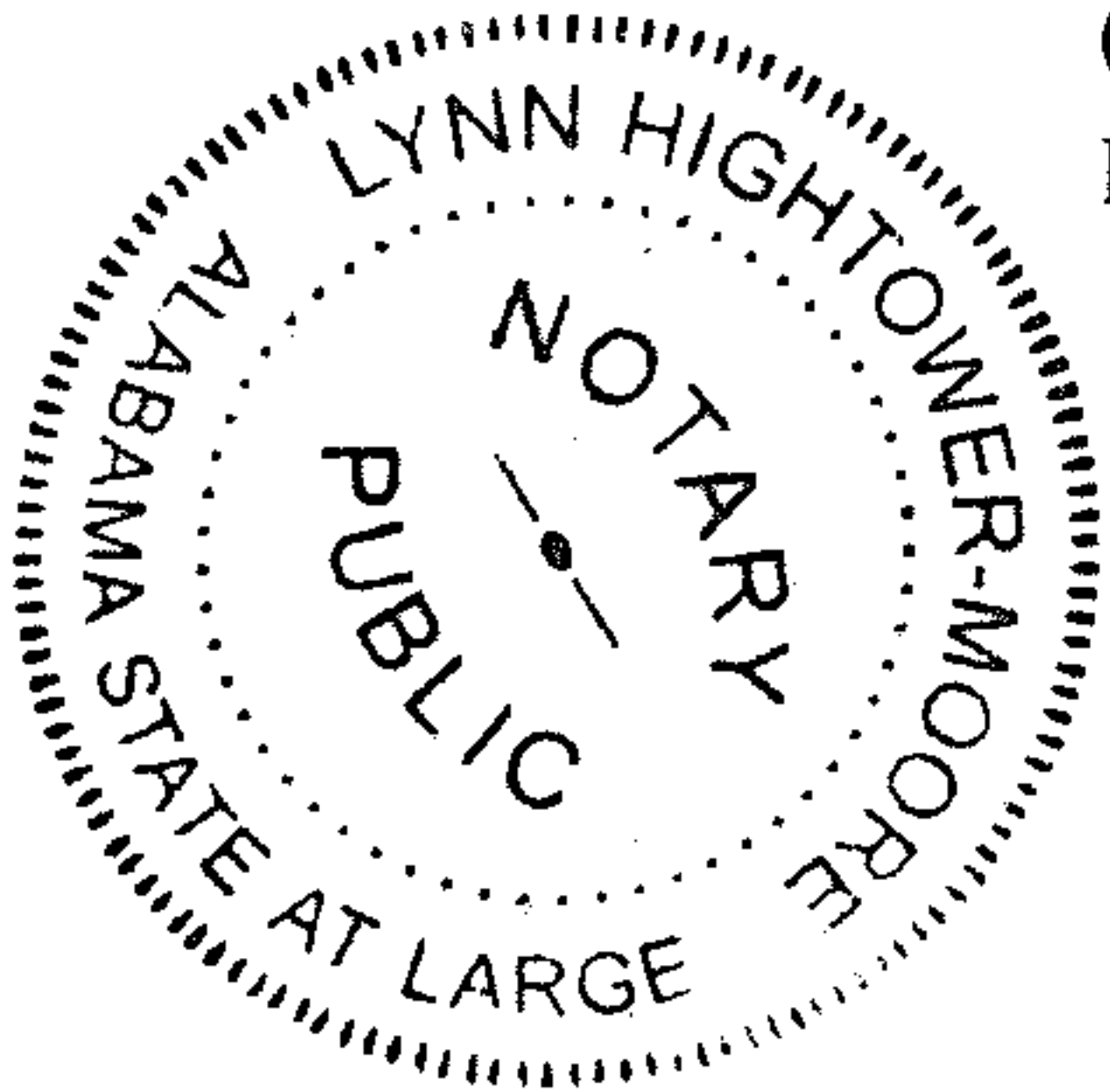
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ishtiaq Farooqui and Erum Farooqui, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2019


Notary Public.
(Seal)
My Commission Expires: 1-4-22



20191002000362240 10/02/2019 02:46:01 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Ishtiaq Farooqui and Erum Farooqui Grantee's Name Kimberly M. Hudson and Kerry David Hudson

Mailing Address 1244 Hunters Gate Drive
Birmingham, Alabama 35242
Property Address 940 Greystone Highlands Circle
Birmingham, Alabama 35242

Mailing Address 940 Greystone Highlands Circle
Birmingham, Alabama 35242
Date of Sale 09/27/2019

Total Purchase Price \$234,900.00
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
___X___ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

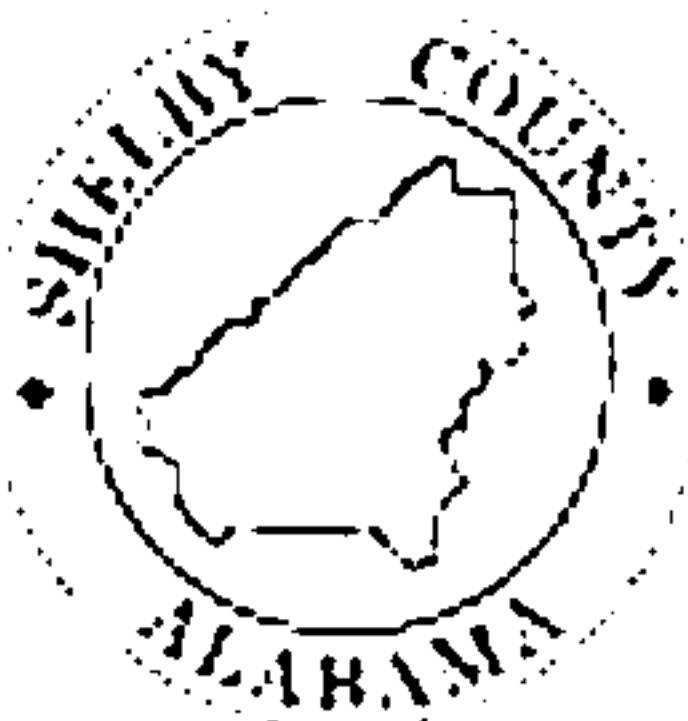
Date 9-27-19

Unattested

(verified by)

Print Kimberly M. Hudson

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 02:46:01 PM
\$42.50 CHARITY
20191002000362240

Allen S. Bayl