

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Rishum Nouman Malik
497 Hwy 304
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



Shelby Cnty Judge of Probate, AL
10/11/2019 01:43:43 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Thousand and No/00 Dollars (\$50,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Zeblin O. Harbin, a single man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Rishum Nouman Malik, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Lot No. 14, according to Central Hills Subdivision in the Town of Wilsonville, Alabama as shown by map recorded in Map Book 4, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2:

Lots 1 & 2 of Oak Hills Estates as shown by map recorded in Map Book 4, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

Zeblin O. Harbin is the surviving grantee in that certain deed recorded in Deed Book 020, Page 974 in the Probate Office of Shelby County, Alabama. The other grantee, Mildred M. Harbin is deceased, having died 11-1-1996. They were husband and wife at the time of her death.

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 successors and assigns, and 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of October, 2019.

Zeblin O. Harbin

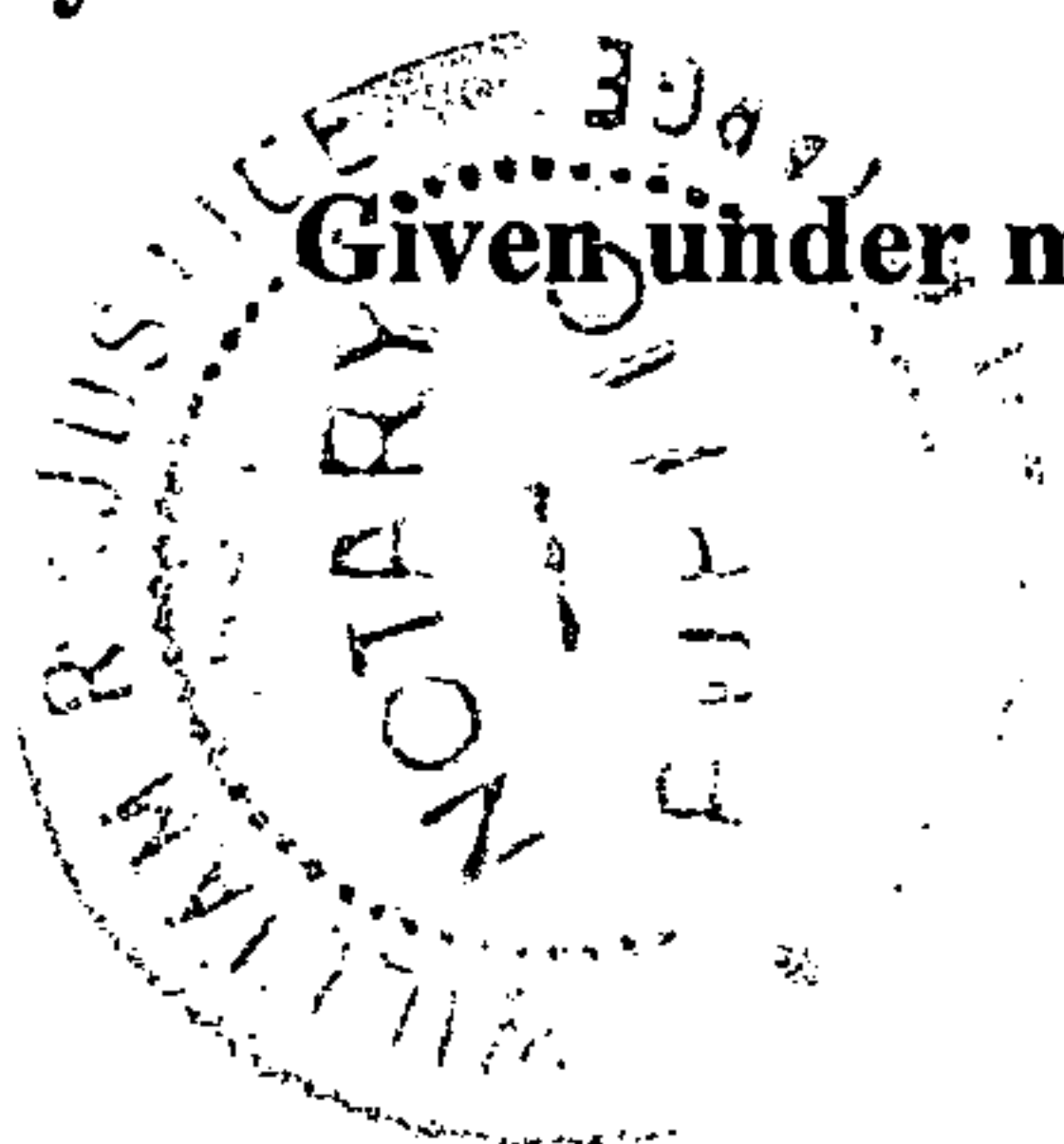
Zeblin O. Harbin

Barbara G. Lane

By: Barbara G. Lane, as Agent

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara G. Lane, as Agent for Zeblin O. Harbin, who 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 on the day the same bears date in her capacity as Agent for Zeblin O. Harbin.



Given under my hand and official seal this 11th day of October, 2019.

William R. Justice

Notary Public

My Commission Expires: 9-12-23

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Zeblin O. Harbin
Mailing Address 15418 Paddington Dr.
Foley, AL 36535

Grantee's Name: Rishum Nouman Malik
Mailing Address: 497 Hwy 304
Wilsonville, AL 35186

Property Address: Wilsonville, AL
Shelby County, AL

Date of Sale 10-11-19
Total Purchase Price \$ 50,000.00
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 --


20191011000376140 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
10/11/2019 01:43:43 PM FILED/CERT

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 10-11-19

Sign Zeblin O. Harbin by Barbara G. Lane
(Grantor/Grantee/Owner/Agent) circle one

Print Zeblin O. Harbin by Barbara G. Lane

☐ Unattested

(Verified by)