

20200323000112120
03/23/2020 07:56:00 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Eagle Drive Land Trust, a Michigan land trust**, (herein referred to as grantor), grant, bargain, sell and convey unto **Peter Farrehi**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 20, according to the Survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, First Phase, as recorded in Map Book 8, Page 17, in the Office of the Judge of Probate of Shelby County Alabama.

For ad valorem tax purposes only, the address to the above described property is 1107 Eagle Drive, Maylene, AL 35114.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a 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 grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 18 day of March, 2020.


Eagle Drive Land Trust, a Michigan land trust


Peter Farrehi, Trustee

STATE OF MI)
COUNTY OF Washtenaw)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Peter Farrehi, Trustee of the Eagle Drive Land Trust, a Michigan Land Trust**, whose name 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 he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of March, 2020.


NOTARY PUBLIC
My Commission Expires: 11/22/2024

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney at Law
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

EISA D ABUSIDA
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Nov. 22, 2024
Acting in the County of Washtenaw

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

Grantor's Name Eagle Drive Land Trust
Mailing Address 1615 Newport Creek Drive
Ann Arbor, MI 48103

Grantee's Name Peter Farrehi
Mailing Address 1615 Newport Creek Drive
Ann Arbor, MI 48103

Property Address 1107 Eagle Drive
Maylene, AL 35114

Date of Sale 03/19/2020
Total Purchase Price \$ 131,000.00
or
Actual Value \$
or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2020 07:56:00 AM
\$51.50 CHERRY
20200323000112120

Leanne G. Ward

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 Moving from his Trust

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 _____

Print Leanne G. Ward

Unattested _____
(verified by)

Sign *Leanne G. Ward*
(Grantor/Grantee/Owner/Agent) circle one