

WARRANTY DEED

State of Alabama
Jefferson County

Send Tax Notice to: Sulman Mahdi
1064 Greymoor Rd Birmingham AL 35242

Know all men by these presents:

That in consideration of One Hundred Ninety Three Thousand No/100 Dollars (\$193,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Judy Lindsay, a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Sulman Mahdi (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 78, according to the survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118 in the Probate Office of Shelby County, Alabama.

Also, a part of Lot 76, more particularly described as follows: Begin at the NW corner of said Lot 76; thence run Southeasterly along the Westerly boundary line of said Lot 76 for a distance of 104.06 feet; thence turn an angle to the left of 73 degrees 13 minutes 19 seconds for a distance of 114.71 feet to the right of way of Prairie Circle, said point being the point of beginning of a curve to the right having a central angle of 27 degrees 11 minutes 17 seconds and a radius of 50.0 feet; thence run along the arc of said curve a distance of 23.73 feet to the corner of Lot 78; thence run westerly along the southerly line of said Lot 78 for a distance of 168.70 feet to the point of beginning.

Also, a part of Lot 77, more particularly described as follows: Begin at the NW corner of Lot 77 and run East along the North line of said lot for a distance of 55 feet to a point; thence turn an angle of 66 degrees 00 minutes to the right and run Southeasterly for a distance of 103 feet to a point on the Northerly line of a 50-foot radius, cul-de-sac of Prairie Road, thence run West along said 50-foot radius for a distance of 13.2 feet to the SW corner of said Lot 77, thence run Northwesterly along Westerly line of said Lot for a distance of 132.06 feet to the point of beginning.

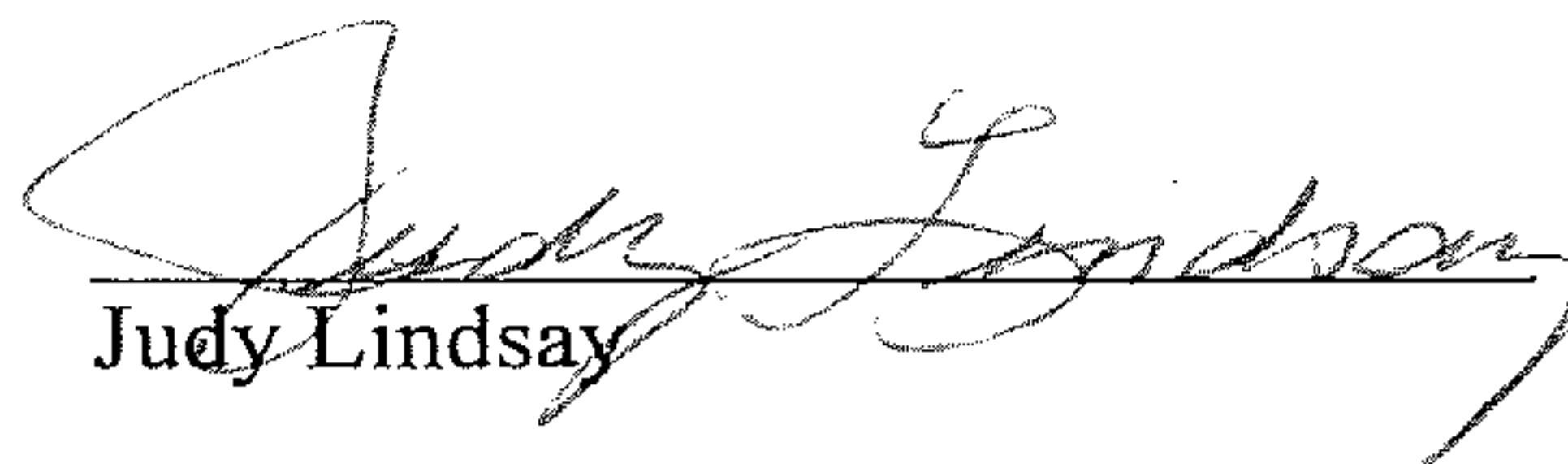
All being situated in Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

Judy Lindsay is one and the same as Judith Emily Lindsay

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 I/We have hereunto set my/our hand(s) and seal(s), this 10th
day of June 2020


Judy Lindsay

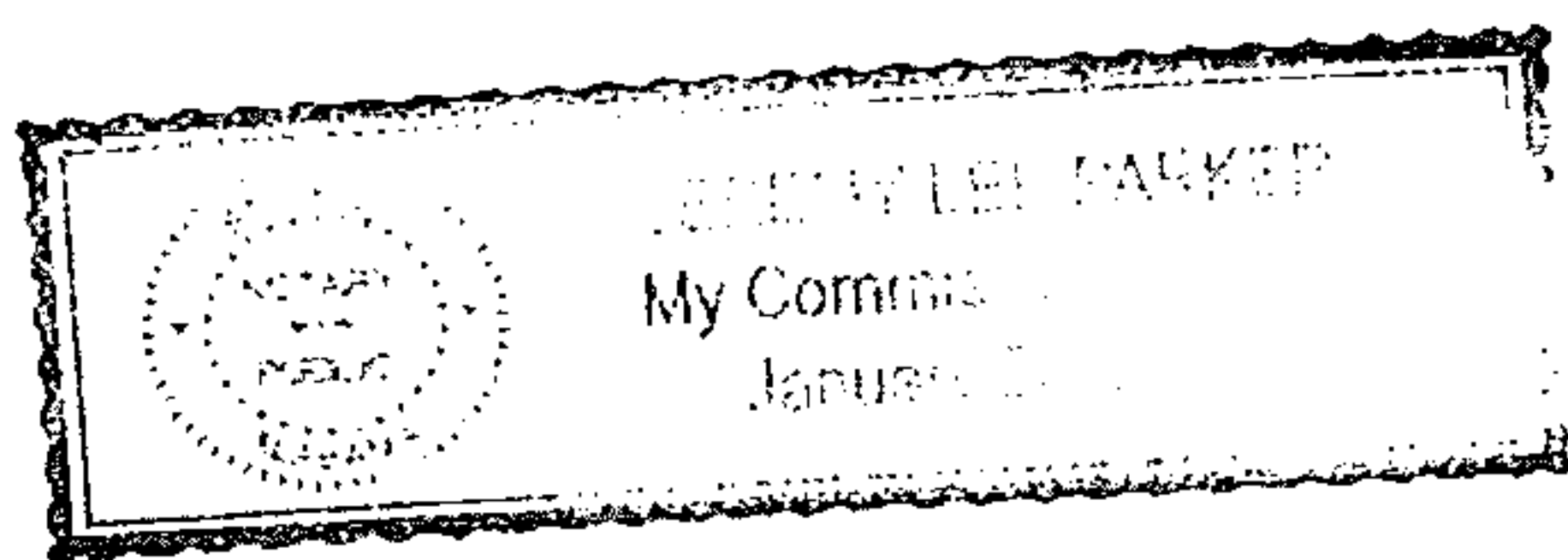
STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Judy Lindsay 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 20 20





NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name	Judy Lindsay	Grantee's Name	Sulman Mahdi
Mailing Address			
	5112 Prairie Rd		1064 greymoor Rd
	Birmingham AL 35244		Birmingham aL 35242
Property Address	5112 Prairie Rd	Date of Sale	June 10, 2020
	Birmingham AL 35244	Total Purchase Price	\$193000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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: June 10, 2020

Unattested

(verified by)

Print: Judy Lindsay

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/11/2020 02:16:38 PM
 \$221.00 CHERRY
 20200611000238710

Allen S. Bayal