

20200629000266310
06/29/2020 02:07:15 PM
DEEDS 1/5

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Clint A. Fritz
3434 Indian Lake Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$415,000.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Mohammed A. Qadeer and Sandra H. Qadeer, a married couple**, do hereby grant, bargain, sell and convey unto **Clint A. Fritz** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

\$394,250.00 OF THE PURCHASE PRICE RECITED ABOVE HAS BEEN PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.


MOHAMMED A. QADEER IS ONE AND THE SAME PERSON AS MAHAMMED A. QADEER WHO ACQUIRED PROPERTY IN INSTRUMENT #20140822000264810.

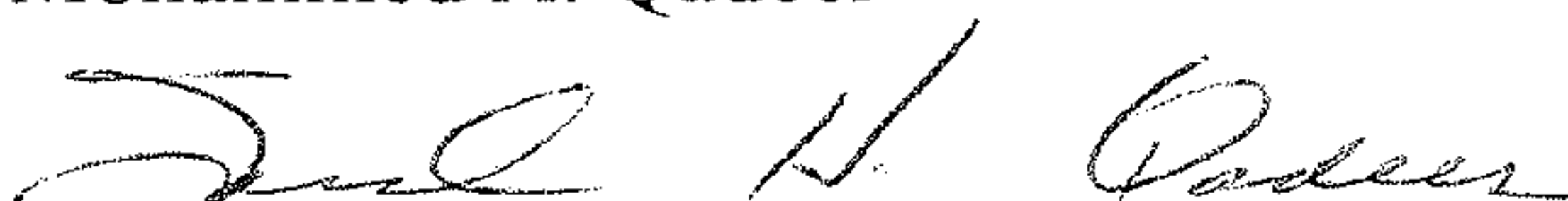
SUBJECT TO ALL MATTERS OF RECORD

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of June, 2020.


Mohammed A. Qadeer


Sandra H. Qadeer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mohammed A. Qadeer and Sandra H. Qadeer** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2020.


Notary Public

My Commission Expires: 4/3/22

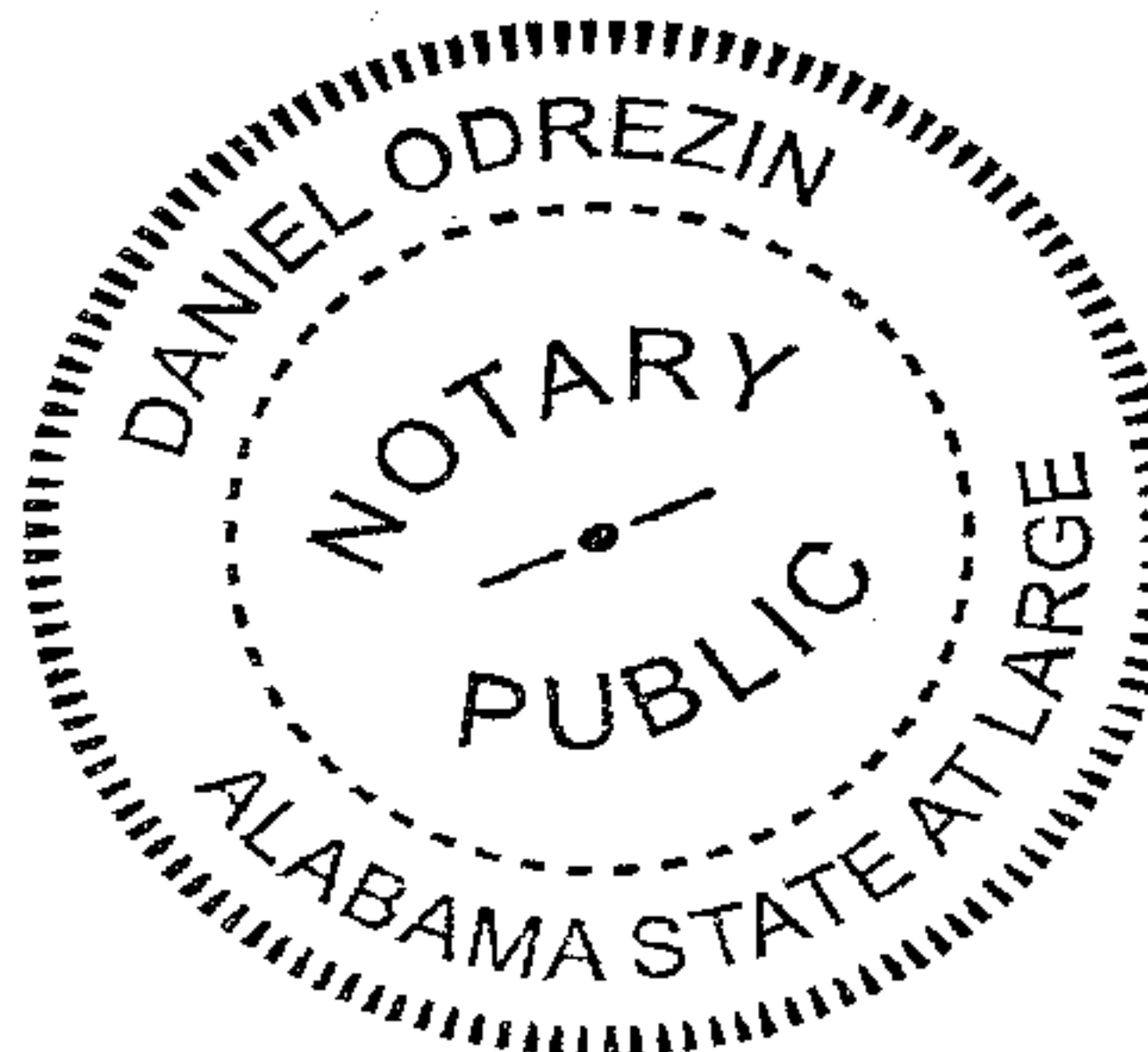


EXHIBIT "A"
Property Description

Closing Date: June 19, 2020

Buyer(s): Clint A. Fritz

Property Address: 3434 Indian Lake Drive, Pelham, AL 35124

PROPERTY DESCRIPTION:

PART OF THE SW QUARTER OF THE NW QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SW QUARTER OF THE NW QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, FROM THE WEST LINE OF SAID SW QUARTER OF NW QUARTER. THEN TURN AN ANGLE TO THE RIGHT OF 30 DEGREES 09 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.70 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 42 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 75.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 8 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 24.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 261.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A SOUTHWARDLY DIRECTION FOR A DISTANCE OF 153.52 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEGREES 47 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 171.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

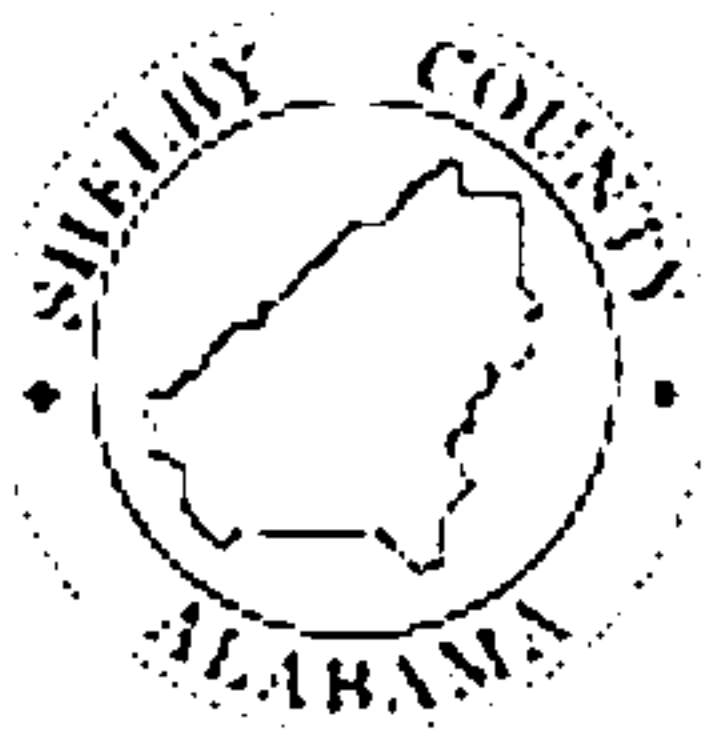
EASEMENT I:

COMMENCE AT THE SW CORNER OF THE SW QUARTER OF THE NW QUARTER OF SECTION 36. TOWNSHIP 19 SOUTH, RANGE 3 WEST; FROM THE WEST LINE OF SAID SW QUARTER OF THE NW QUARTER TURN AN ANGLE TO THE RIGHT OF 30 DEGREES 09 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.7 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 42 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.3 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED

COURSE FOR A DISTANCE OF 75.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 8 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 24.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 261.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE FOR DISTANCE OF 17.21; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 157.31 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEGREES 47 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION OF A DISTANCE OF 15.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 107 DEGREES 112 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 153.52 TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

EASEMENT II:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST; THENCE NORTH 30 DEGREES 55 MINUTES 47 SECONDS EAST A DISTANCE OF 360.70 FEET TO THE SOUTHEASTERN RIGHT OF WAY LINE OF INDIAN LAKE DRIVE; THENCE NORTH 27 DEGREES 12 MINUTES 11 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 105.95 FEET; THENCE NORTH 27 DEGREES 16 MINUTES 01 SECONDS EAST ALONG SAID RIGHT OF WAY LINE OF A DISTANCE OF 75.98 FEET; THENCE NORTH 35 DEGREES 20 MINUTES 47 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.00 FEET; THENCE SOUTH 54 DEGREES 39 MINUTES 13 SECONDS EAST A DISTANCE OF 311.50 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF INDIAN LAKE TRAIL, SAID POINT BEING A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 53.13 FEET AND A CENTRAL ANGLE OF 47 DEGREES 10 MINUTES 38 SECONDS; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 43.75 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 00 DEGREES 05 MINUTES 38 SECONDS EAST A DISTANCE OF 42.52 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A FIFTEEN FOOT INGRESS AND EGRESS EASEMENT. SAID EASEMENT LYING 7.5 FEET EACH SIDE OF SAID CENTERLINE; THENCE SOUTH 69 DEGREES 42 MINUTES 20 SECONDS WEST A DISTANCE OF 118.24 FEET TO THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL, SAID POINT BEING THE END OF SAID CENTERLINE EASEMENT.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2020 02:07:15 PM
\$55.00 JESSICA
20200629000266310

Alvin S. Byrd

20200629000266310 06/29/2020 02:07:15 PM DEEDS 5/5

Real Estate Sales Validation Form

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

Grantor's Name Mohammed A. Qadeer and Sandra H. Qadeer

Grantee's Name Clint A. Fritz
Mailing Address _____

Mailing Address

Date of Sale June 18, 2020

Total Purchase Price \$415,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

Property Address 3434 Indian Lake Drive
Pelham, AL 35124

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

Appraisal

Other:

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 _____ Print Daniel Odrezik

Unattested

(verified by)

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