

This instrument was prepared by
The Wheeler Law Firm, LLC
2107 5th Avenue North
Suite 401-F
Birmingham, Alabama 35203

20200803000325840
08/03/2020 10:32:48 AM
DEEDS 1/2

Send Tax Notice To:
Aquil Abdur Rasheed and
Angela Abdur Rasheed
720 Crider Road
Alabaster, Alabama 35007

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **TWO HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$283,000.00)**
Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, we,

MARK T. BETKE AND NATALIE M. BETKE, HUSBAND AND WIFE
(herein referred to as grantors) do, grant, bargain, sell and convey unto

AQUIL ABDUR RASHEED AND ANGELA ABDUR RASHEED

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real
estate situated in **SHELBY** County, Alabama, to-wit:

**LOT 107, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE 2, AS RECORDED IN MAP
BOOK 38, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO TAXES.

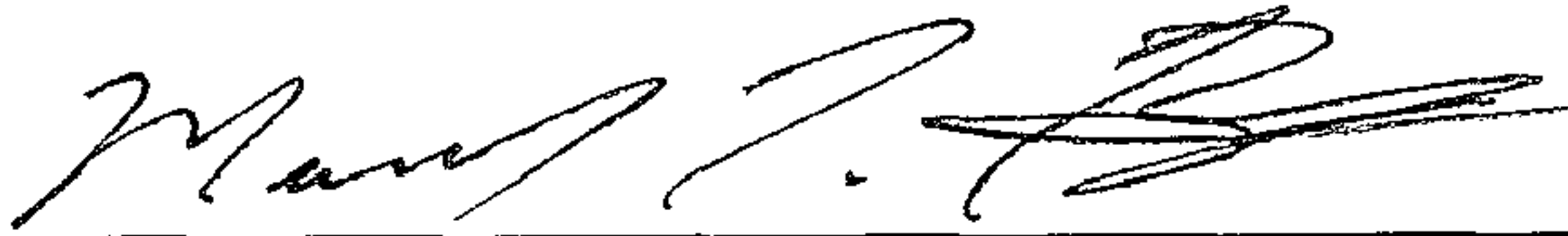
**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY,
PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK
LINES OF RECORD.**

**\$285,374.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM TWO PURCHASE MONEY
MORTGAGE LOANS IN THE AMOUNT OF \$277,874.00 AND \$7,500.00.**

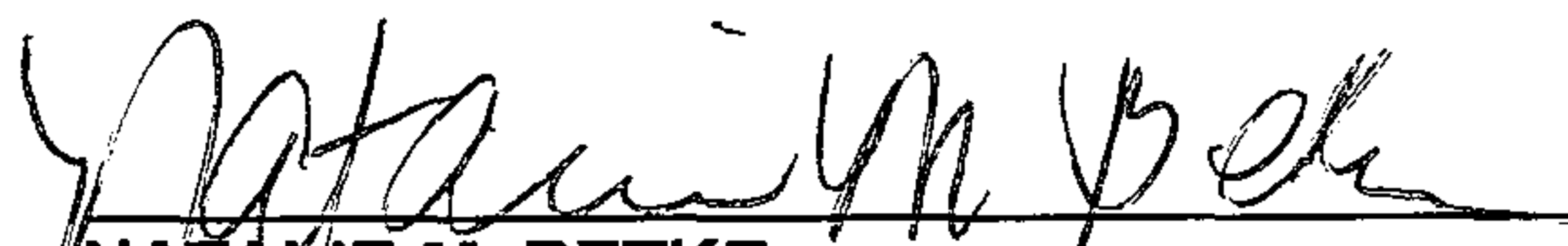
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their
heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint
tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event
one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants
in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said
GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of
July, 2020.



MARK T. BETKE (Seal)

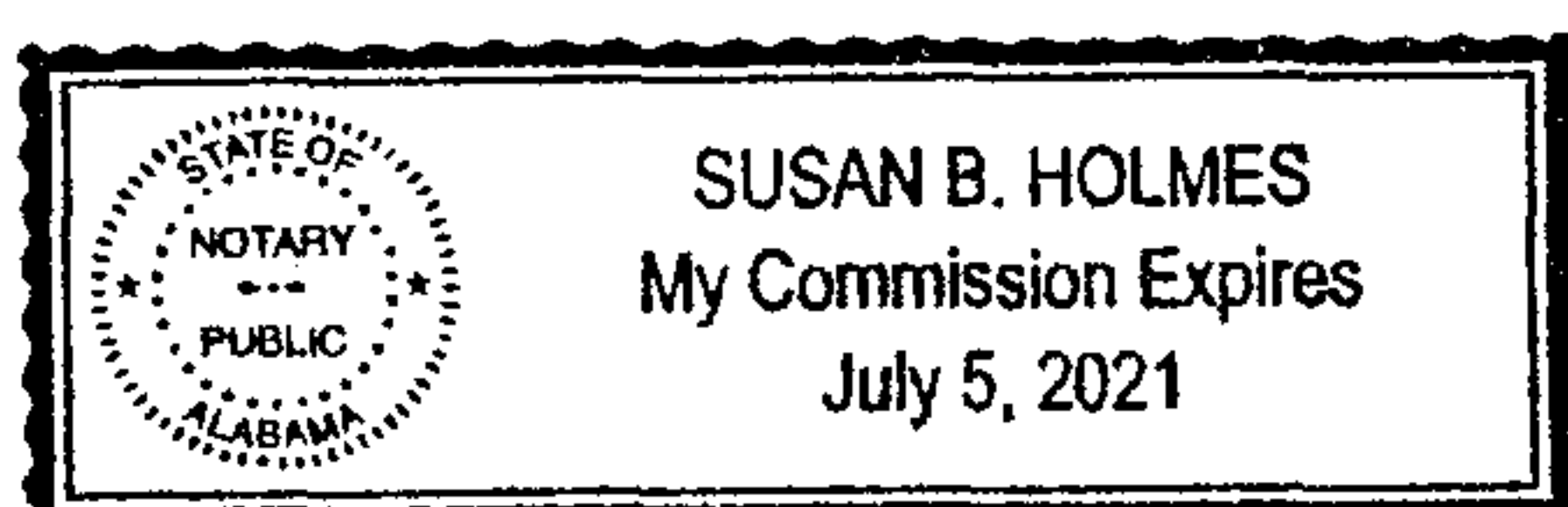


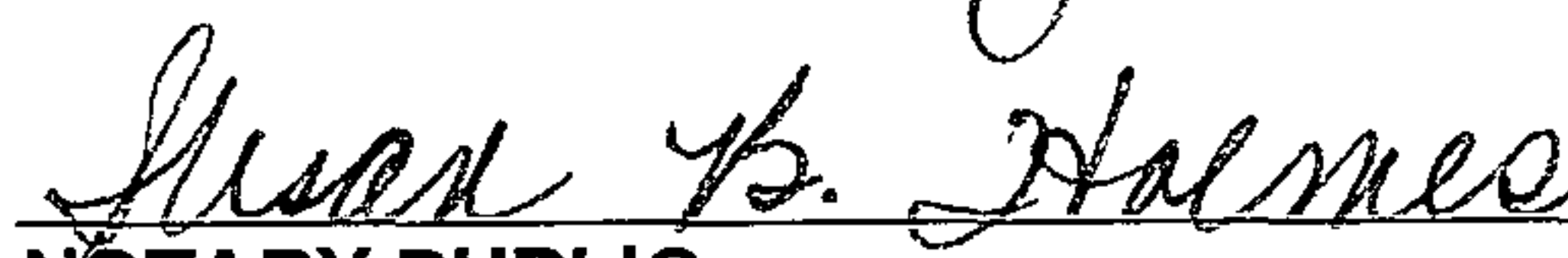
NATALIE M. BETKE (Seal)

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
MARK T. BETKE AND NATALIE M. BETKE, HUSBAND AND WIFE, 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 the 31st day of July,
2020.





NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/5/21

Real Estate Sales Validation Form

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

Grantor's Name MARK T. AND NATALIE M. BETKE
Mailing Address 720 CRIDER ROAD
ALABASTER, ALABAMA 35007

Grantee's Name AQUIL ABDUR RASHEED AND ANGELA ADBUR RASHEED
Mailing Address 720 CRIDER ROAD
ALABASTER, ALABAMA 35007

Property Address 720 CRIDER ROAD
ALABASTER, ALABAMA 35007

Date of Sale JULY 31, 2020
Total Purchase Price \$ 283,000.00
or
Actual Value \$

20200803000325840 08/03/2020 10:32:48 AM DEEDS 2/2 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 DEED
☐ 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 7/31/2020

Print ROMMIE G. WHEELER, JR.

☐ Unattested
(verified by)

Sign Rommie G. Wheeler, Jr.
(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
08/03/2020 10:32:48 AM
\$26.00 CHERRY
20200803000325840

Alexis S. Boyd