
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
100 OLDE TOWNE ROAD STE 105
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
RATIKA DHAWAN
414 CAMBRIAN RIDGE TRAIL
PELHAM, ALABAMA 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, CASEY W. GEWIRTZMAN, AN UNMARRIED PERSON (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto TATIKA DHAWAN (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 89, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEE and her heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, CASEY W. GEWIRTZMAN, has hereunto set his signature and seal, this the 18th day of September, 2020.


CASEY W. GEWIRTZMAN

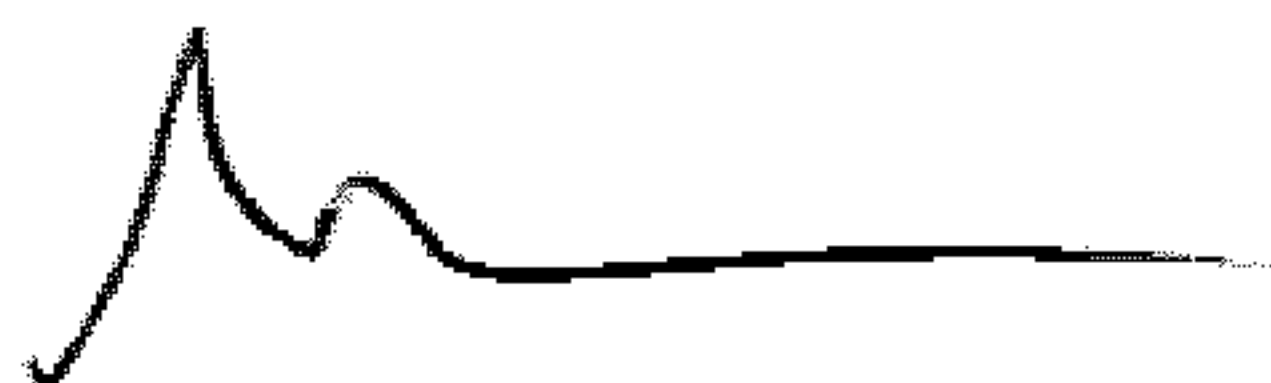
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

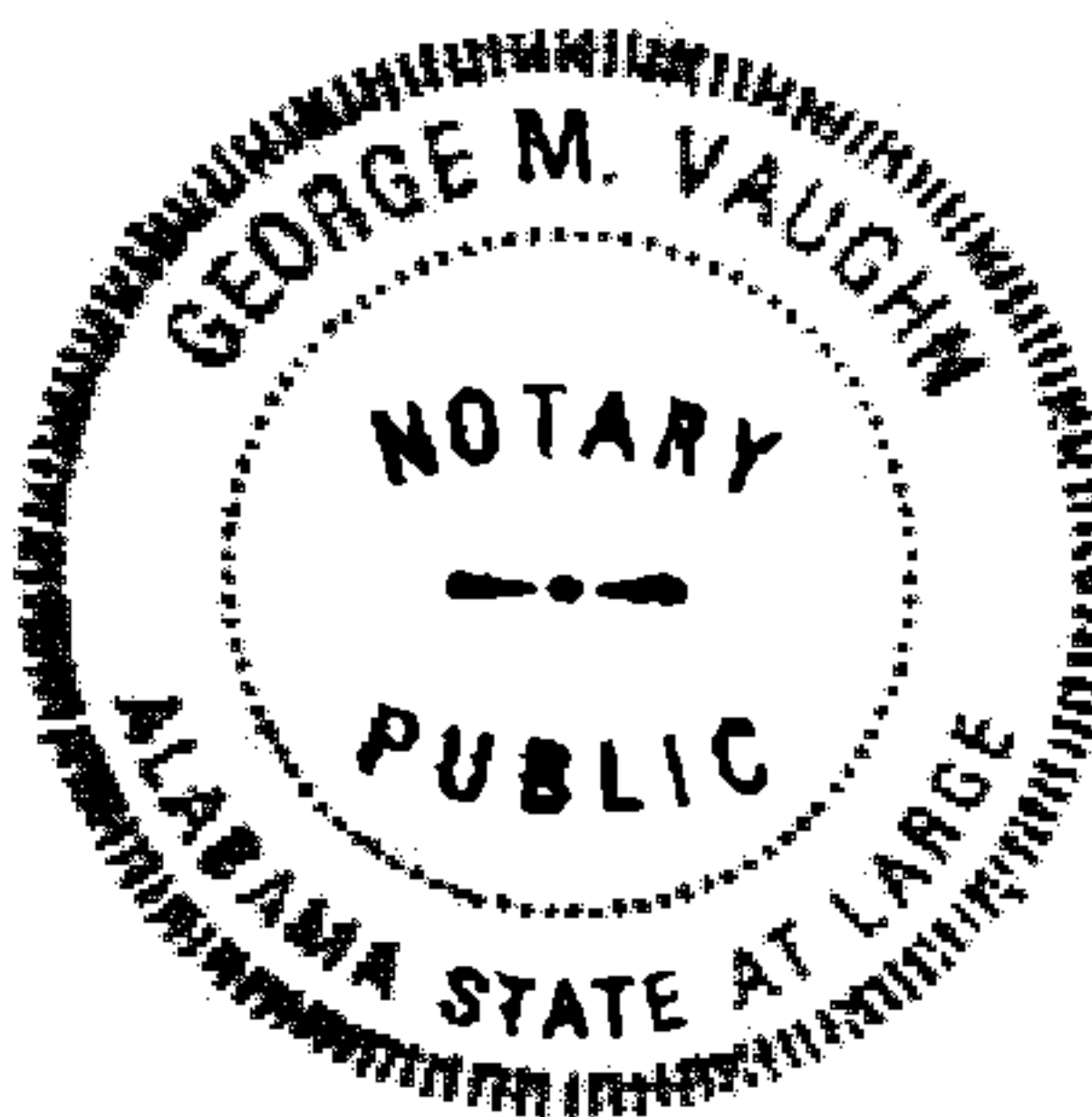
I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that CASEY W. GEWIRTZMAN , whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under our hand this the 18th day of September 2020.



Notary Public

My commission expires: 9/18/2021



Real Estate Sales Validation Form

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

Grantor's Name	Casey W. Gewirtzman	Grantee's Name	Ratika Dhaen
Mailing Address	42 George Vaughn 100 Old Town Road, Sk 101 Vestavia AL 35216	Mailing Address	414 Canbrian Ridge Trail Pelham AL 35127
Property Address	414 Canbrian Ridge Trail Pelham AL 35127	Date of Sale	8/18/2022
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 135400 x 1/2 = 67,700

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 Transfer of 1/2 interest
☐ 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	8/18/22	Print	George M. Vaughn
Unattested		Sign	
	(verified by)		(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
09/24/2020 09:07:08 AM
\$96.00 CHARITY
20200924000429120

Allen S. Bayl