

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To:
Travis Gipson and Sarah Ruth Jager
5112 Prairie Rd, Birmingham AL 35244

Presents:

THAT IN CONSIDERATION OF Two Hundred Ninety Six Thousand Dollar and no/100 Dollars (\$296,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Sulman Mahdi, a married person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Travis Gipson and Sara Ruth Jager (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson 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.

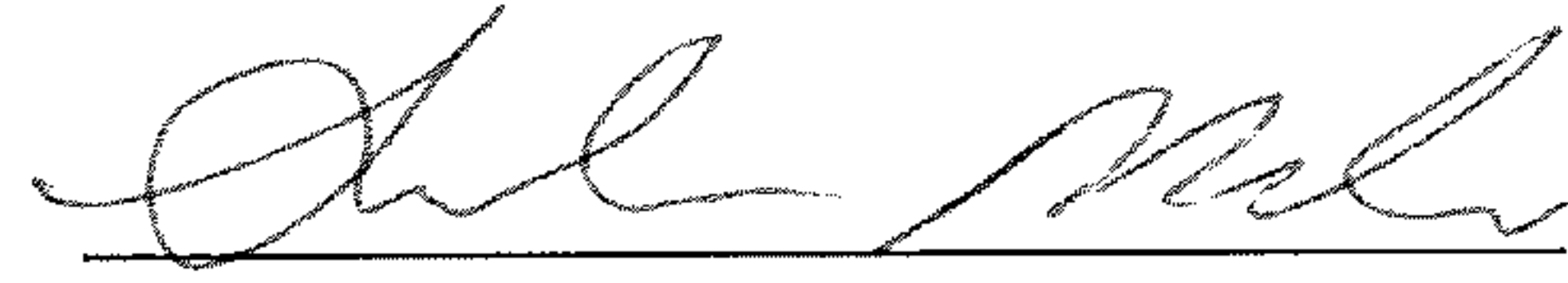
Subject to Mineral and Mining rights of record.

\$236,800.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

To Have And To Hold unto 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 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 22nd day of September 2020


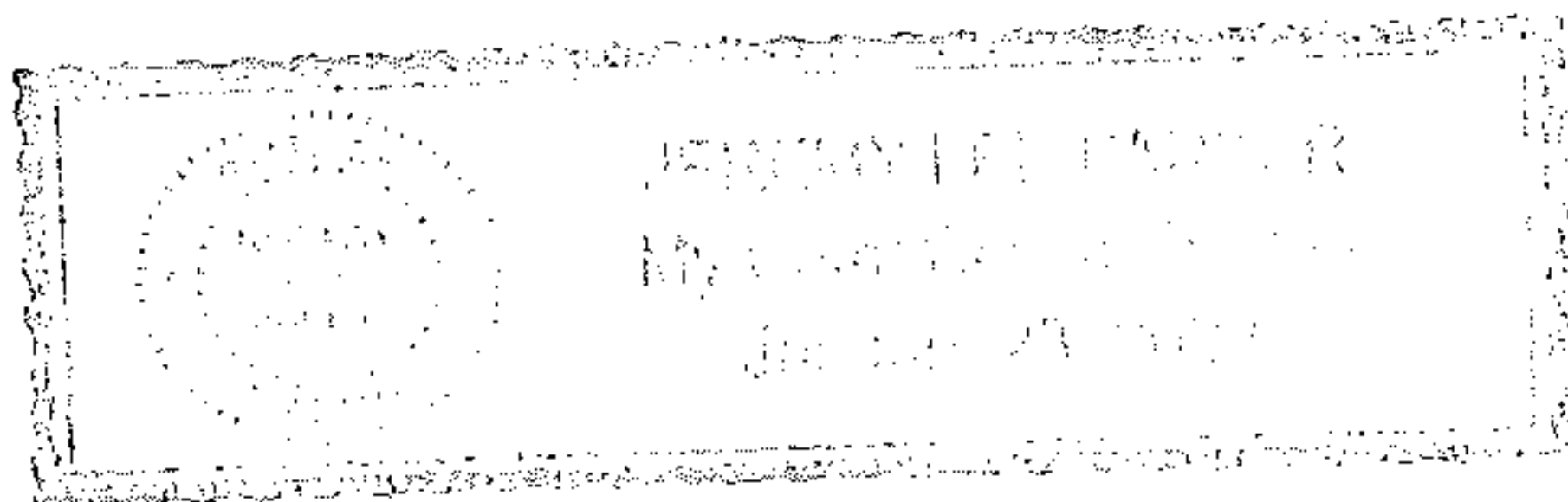


Sulman Mahdi

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Sulman Mahdi 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of September, 2020



Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover 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 Sulman Mahdi

Grantee's Name

Travis Gipson and Sarah ruth
Jager

Mailing
Address

1064 Greymont Rd

Birmingham AL 35242

5112 Prairie Rd

Birmingham AL 35244

Property
Address

5112 Prairie Rd

Birmingham AL 35244

Date of Sale

September 22 , 2020

Total Purchase Price

\$296,000.00

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

x 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: 9 22 -2020

(verified by)

Print: Sulman Mahdi
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
09/28/2020 08:55:18 AM
\$87.50 CHARITY
20200928000434590

Alli S. Bayal