

20201229000597350
12/29/2020 03:02:40 PM
DEEDS 1/3

Commitment Number: 200476686
Seller's Loan Number: 165309

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To: ***DEED CONSIDERATION AMOUNT OF \$111,350.00 IS BEING PAID BY THE MORTGAGE AMOUNT.**
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-8-27-1-006-011.000

GENERAL WARRANTY DEED

SHMUEL COHEN, whose mailing address is **2093 PHILADELPHIA PIKE #4580, CLAYMONT, DE 19703**, hereinafter grantor, for \$150,500.00 (One Hundred Fifty Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **CHETAN SONI** and **NANDINI MITTAL**, hereinafter grantees, whose tax mailing address is **4208 223RD PL SE, BOTHELL, WA 98021**, the following real property:

All that certain parcel of land situate in the County of Shelby and State of Alabama being known and designated as follows: Lot 11, according to a resurvey of village parrish, a townhouse community, as recorded in map book 24, page 75, in the probate office of Shelby County, Alabama. TAX ID: 13-8-27-1-006-011.000

Property Address is: 106 Frances Ln, Helena, AL 35080

BEING THE SAME PROPERTY TRANSFERRED FROM PAMELA GAIL BURKS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY B. GRAY TO SHMUEL COHEN BY WARRANTY DEED RECORDED ON 03/04/2013 AS INSTRUMENT NUMBER 20130304000087980.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.


Executed by the undersigned on 12/20/20, 2020:

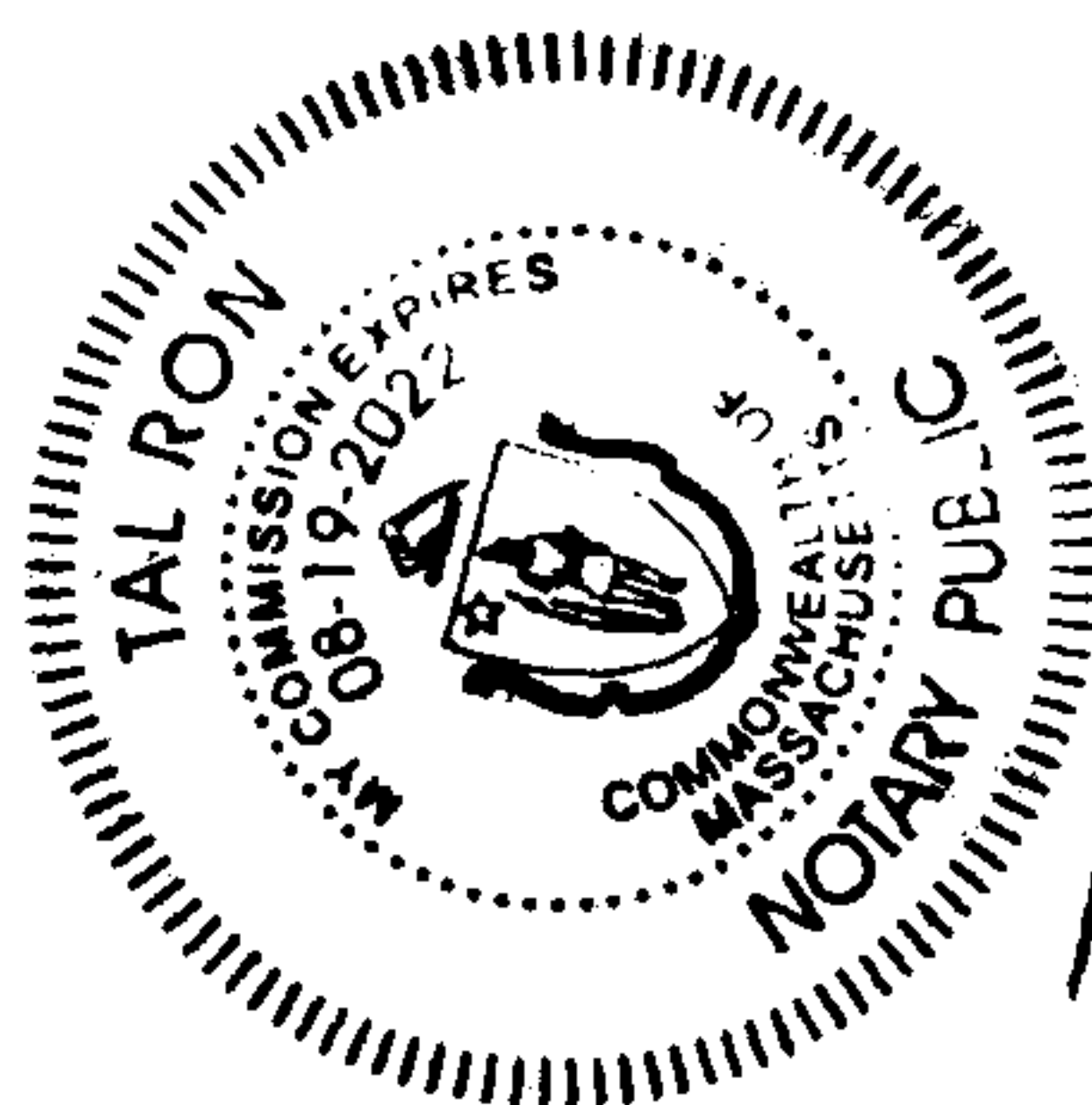
SHMUEL COHEN 

STATE OF MA
COUNTY OF SUFFOLK

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **SHMUEL COHEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 20th day of December, 2020

TAL RON 
Notary Public





Real Estate Sales Validation Form

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

Grantor's Name SHMUEL COHEN, BY CYNTHIA P. CARTER AS HIS ATTORNEY IN FACT

Grantee's Name CHETAN SONI and NANDINI MITTAL

Mailing Address 2093 PHILADELPHIA PIKE #4580, CLAYMONT, DE 19703

Mailing Address 4208 223 RD PL SE, BOTHEL, AL 98021

Property Address 106 Frances Ln, Helena, AL 35080

Date of Sale 12/20/2020
Total Purchase Price 150,500.00

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 12/28/2020

Print JENNIFER DURKOS

Unattested

[Signature]

(verified by)

Sign *[Signature]*

(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
12/29/2020 03:02:40 PM
\$67.50 CHARITY
20201229000597350

Allen S. Boyd