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02/15/2021 01:48:31 PM
DEEDS 1/4

SEND TAX NOTICE TO:

Jennifer Leigh Templin
3510 Wildewood Drive
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100065

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifty Six Thousand and 00/100 Dollars (\$156,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mark Zahid and LeAnne Zahid Bowman, as Co-Personal Representatives of the Estate of Ghassan Abdulatif Al Zahid aka Gassan A. Zahid, deceased, as shown by Case No. PR-2019-000520, Shelby County, Alabama; and Mark Zahid, a married man; and LeAnne Zahid Bowman, a married woman** (hereinafter "Grantor", whether one or more), by **Jennifer Leigh Templin**, whose address is **3510 Wildewood Drive, Pelham, AL 35124** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 3510 Wildewood Drive, Pelham, AL 35124, to-wit:**

Lot 50, Block 2, according to the Survey of Wildewood Village, Fifth Addition, as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The herein described property does not constitute the homestead of the Grantors nor that of their spouses.

LeAnne Zahid Bowman is one and the same person as Le Ann Zahid Bowman.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$148,410.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor

will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of February, 2021.



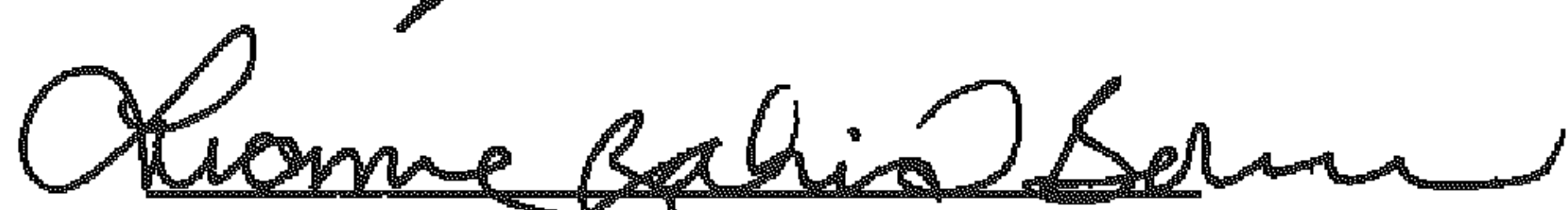
**Mark Zahid, as Co-Personal
Representative of the Estate of
Ghassan Abdulatif Al Zahid aka
Gassan A. Zahid, deceased, Shelby
County Probate Case No. PR-2019-000520**



**LeAnne Zahid Bowman, as Co-Personal
Representative of the Estate of
Ghassan Abdulatif Al Zahid aka
Gassan A. Zahid, deceased, Shelby
County Probate Case No. PR-2019-000520**



Mark Zahid

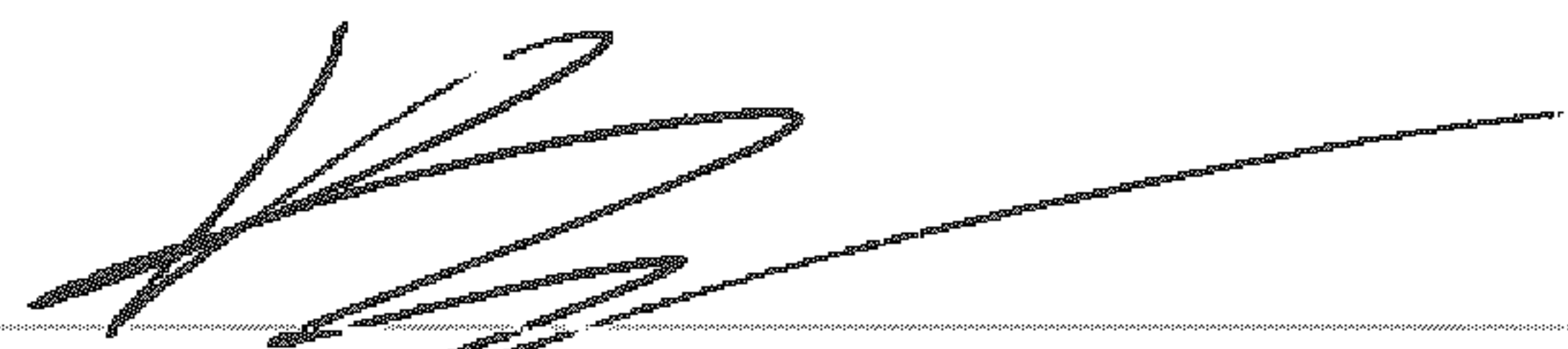


LeAnne Zahid Bowman

**State of Alabama
County of Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Zahid and LeAnne Zahid Bowman, whose names as Co-Personal Representatives of the Estate of Ghassan Abdulatif Al Zahid aka Gassan A. Zahid, deceased, as shown by Case No. PR-2019-000520, Shelby County, Alabama, 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, as such Co-Personal Representatives and with full authority, executed the same voluntarily for and as the act of said Will on the day the same bears date.

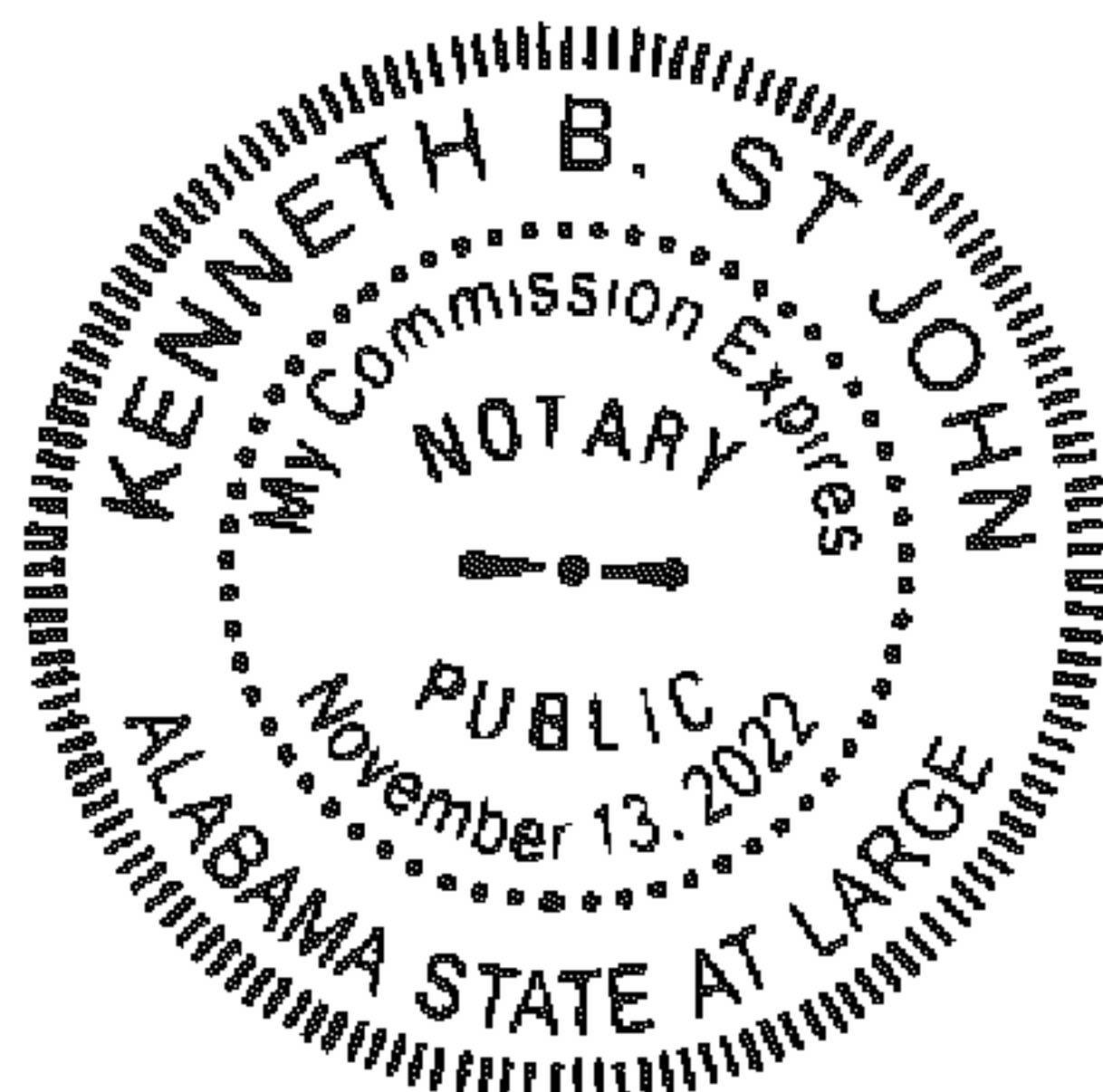
Given under my hand and official seal on this 12th day of February, 2021.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022

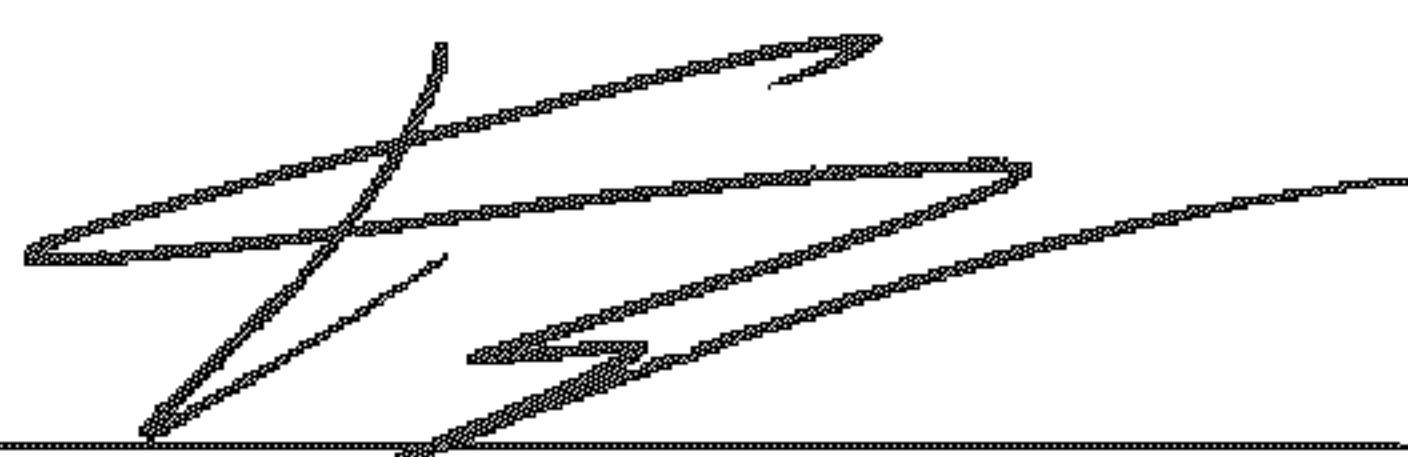


State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Zahid, a married man, 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.

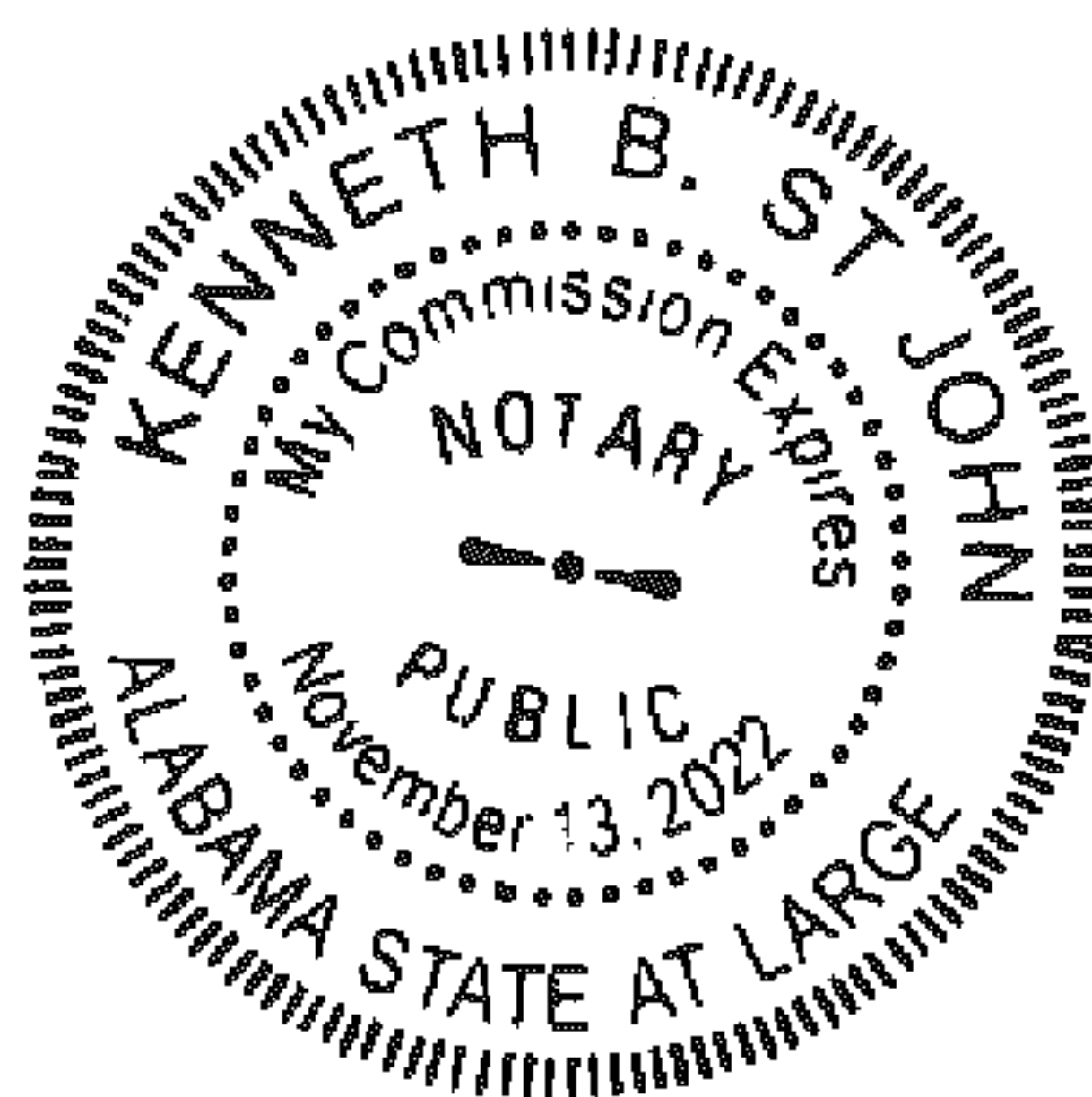
Given under my hand and official seal on this 12th day of February, 2021.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LeAnne Zahid Bowman, a married woman, 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, she executed the same voluntarily on the day the same bears date.

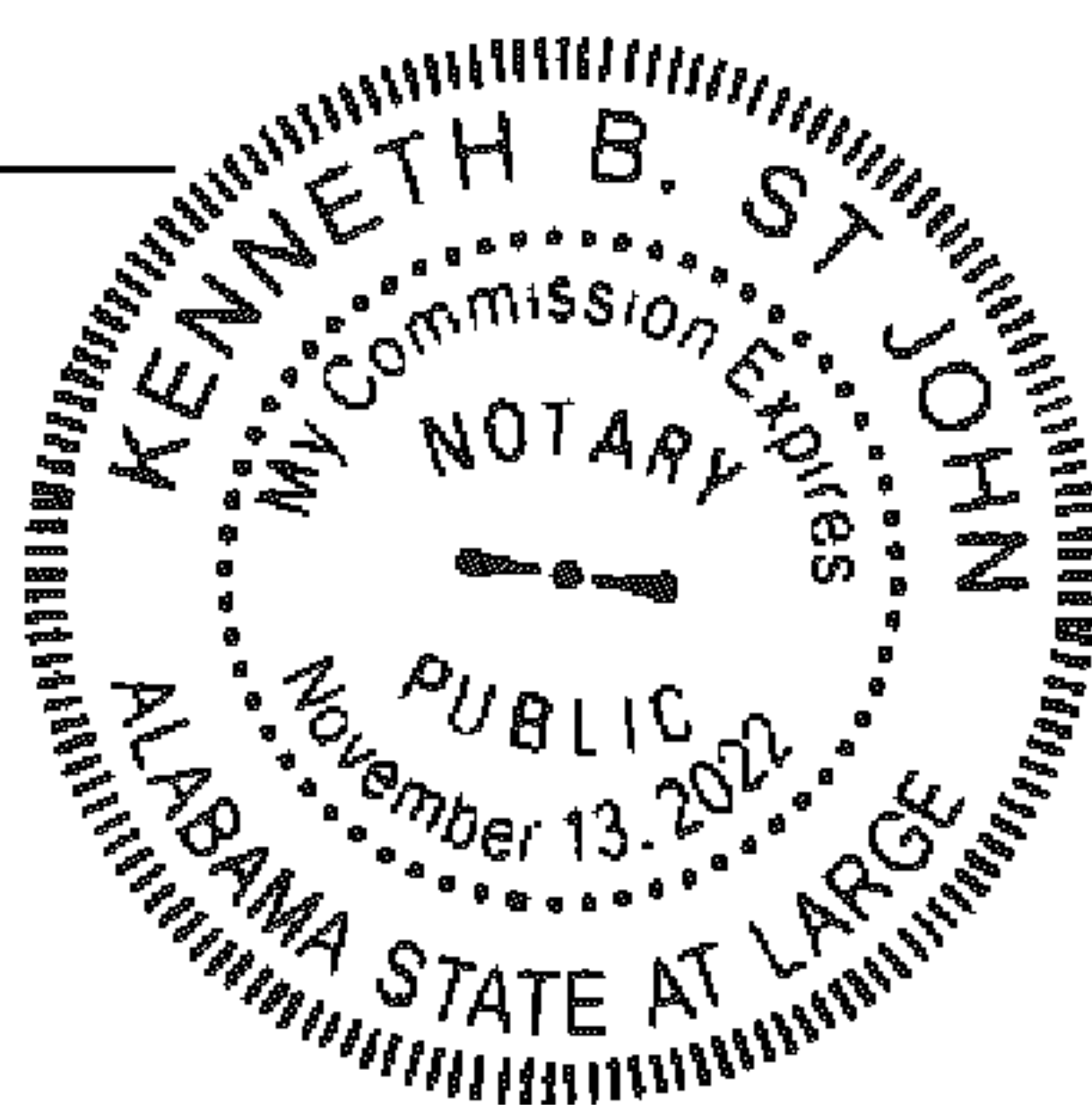
Given under my hand and official seal on this 12th day of February, 2021.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



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 Zahid and LeAnne Zahid Bowman	Grantee's Name	Jennifer Leigh Templin
Mailing Address	3405 Oak Canyon Drive Mountain Brook, AL 35243	Mailing Address	3510 Wildewood Drive Pelham, AL 35124
Property Address	3510 Wildewood Drive Pelham, AL 35124	Date of Sale	February 12, 2021
		Total Purchase Price	\$ 156,000.00
		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
☒ 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 02/12/2021

Print Kenneth B. St. John

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
 02/15/2021 01:48:31 PM
 \$41.00 CHERRY
 20210215000076910

Allen S. Bayl