

SEND TAX NOTICE TO:
Salma M. Jabeen and Aisha Mahmood
2089 Arbor Hill Parkway
Hoover, Alabama 35244

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210329000153240
03/29/2021 08:11:24 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Zero dollars and no cents (\$0.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Salma M. Jabeen, a NOT MARRIED woman and Hamid A. Awan, a unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Salma M. Jabeen and Aisha Mahmood** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 72, ACCORDING TO THE FINAL PLAT OF ARBOR HILL, PHASE II, AS RECORDED IN MAP BOOK 33, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 23.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2003-59578, in the Probate Office of Jefferson County, Alabama.

Assignment of Developers rights as recorded in Instrument No. 2002-30821.

Right of Way granted to Alabama Power Company recorded in Real 65, page 1 and Deed Book 332, page 554.

Agreement with Alabama Power Company as to underground cable as recorded in Real 69, page 445, and covenants pertaining thereto as recorded in Real 69, page 458.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294; Deed Book 127, page 140; Deed Book 9, page 302; Deed Book 255, page 168; Deed Book 6, page 16; and Deed Book 111. page 625.

Transmission Line Permits to Alabama Power Company as recorded in Deed Book 136, page 34; Deed Book 151. page 449; Deed Book 136, page 28 and Deed Book 108, page 363.

Right of Way granted to Alabama Power Company recorded in Instrument No. 2004-12713.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said

WARRANTY DEED
CBT File #2102113

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 15, 2021 .



Salma M. Jabeen (Seal)

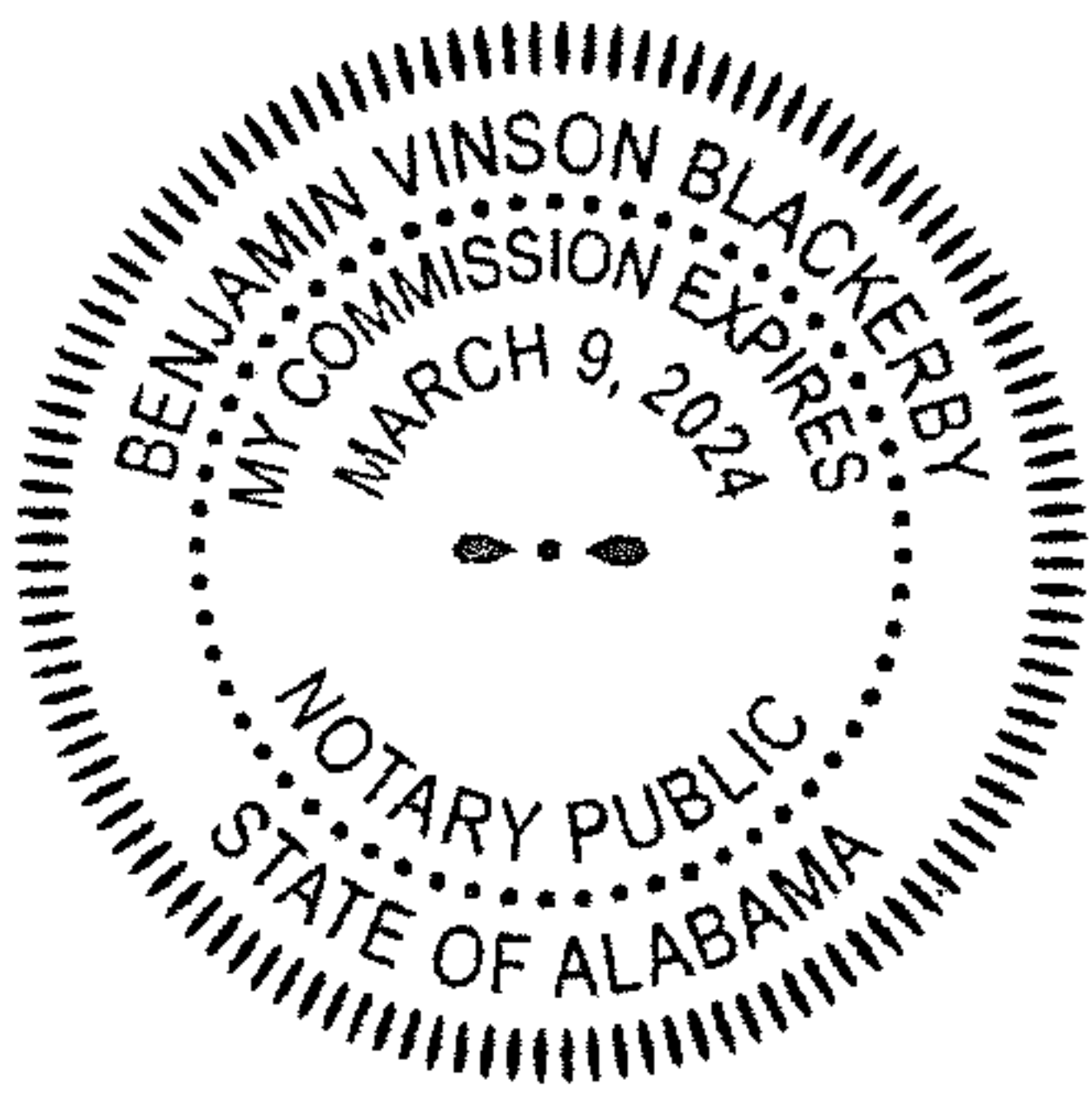
STATE OF ALABAMA

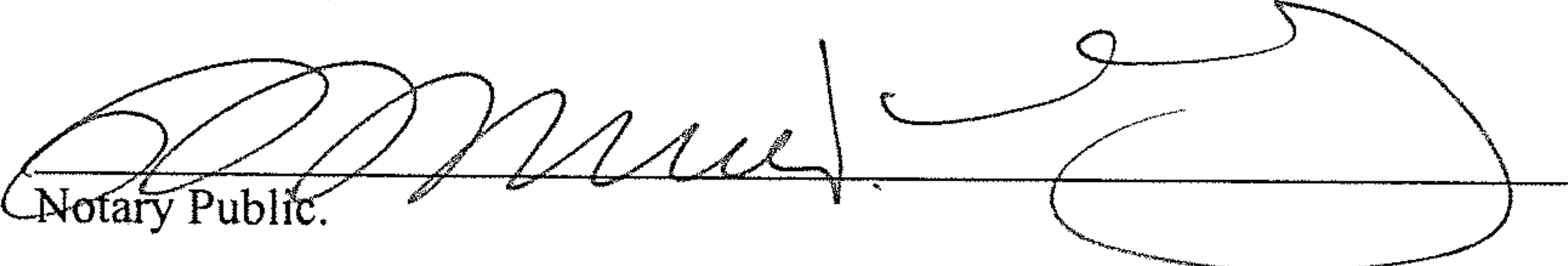
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Salma M. Jabeen, 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/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2021





Notary Public.
(Seal)
My Commission Expires: 3-9-24

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 15, 2021** .

Hamid Awan (Seal)
Hamid A. Awan

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

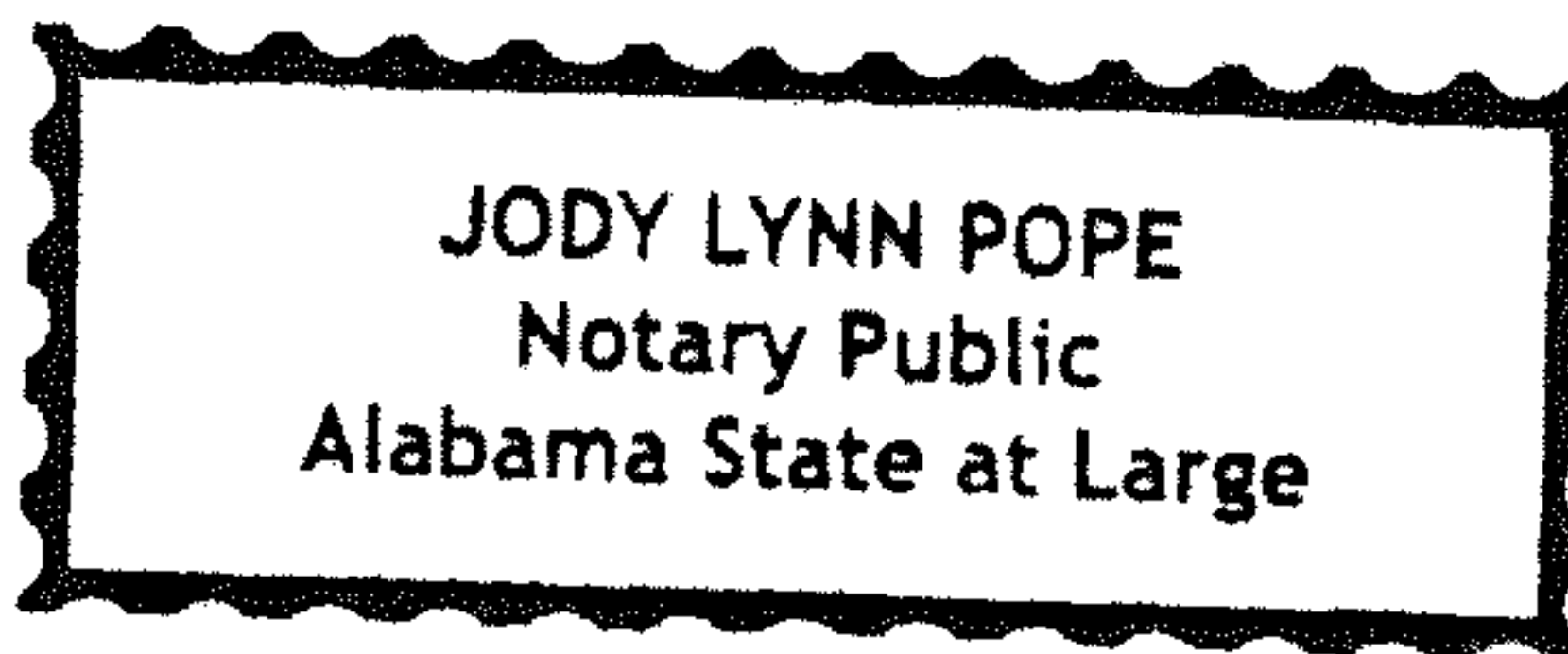
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hamid A. Awan** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2021

Jody Lynn Pope
Notary Public

(Seal)

My Commission Expires: Aug 17, 2024



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Salma M. Jabeen and Hamid A. Awan Grantee's Name Salma M. Jabeen and Aisha Mahmood

Mailing Address 2089 Arbor Hill Parkway
Hoover, AL 35244
Property Address 2089 Arbor Hill Parkway
Hoover, Alabama 35244

Mailing Address 2089 Arbor Hill Parkway
Hoover, Alabama 35244
Date of Sale 03/15/2021

Total Purchase Price \$0.00

or

Actual Value

or

Assessor's Market Value \$357,900.00 ^{1/2 Value \$178,950.00}

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assesors Market Value

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3/15/21

Print Salma M. Jabeen

☐ Unattested

(JB)
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2021 08:11:24 AM
\$210.00 CHERRY
20210329000153240

Allen S. Bayl