

THIS INSTRUMENT PREPARED BY:
Djiby Thiam and Magatte Thiam

Send Tax notice to:

Djiby Thiam & Magatte Thiam
2586 Bridlewood Drive
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged. I, Djiby Thiam and Magatte Thiam aka Djiby Thiam and Magatte Thiam, husband and wife (herein referred to as GRANTOR, whether one or more) grant, bargain and convey Djiby Thiam and Magatte Thiam (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, to wit:

Lot 33, according to the Survey of Dearing Downs 12th Addition 2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama.

The foregoing property is conveyed subject to the following:

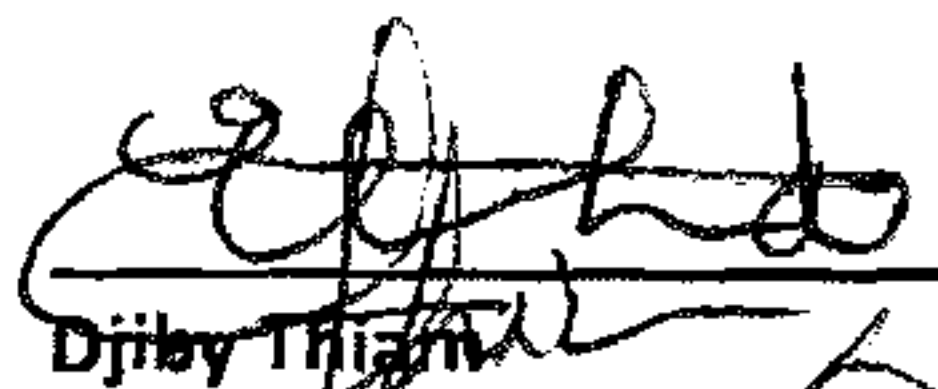
1. Ad valorem taxes for 2020 and subsequent years,
2. Any prior grant, reservation or severance of minerals, easements or building lines.

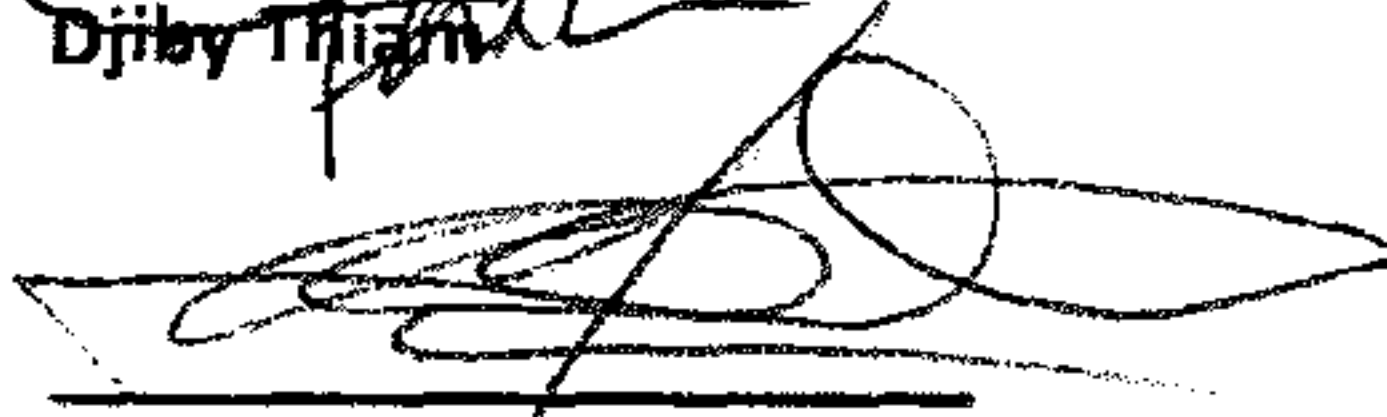
NOTE: NO TITLE SEARCH HAS BEEN PROVIDED ON SUBJECT PROPERTY.

NOTE: This Deed corrects the Deed recorded in 20031112000747170 – correcting the name of Magette Thiam to Magatte Thiam

And I do for ourselves for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I lawfully seize in fee simple of said premises; that are free from all encumbrances, unless otherwise stated above, that we have good right to sell and convey the same as aforesaid that I will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seal this 26 day of April 2021

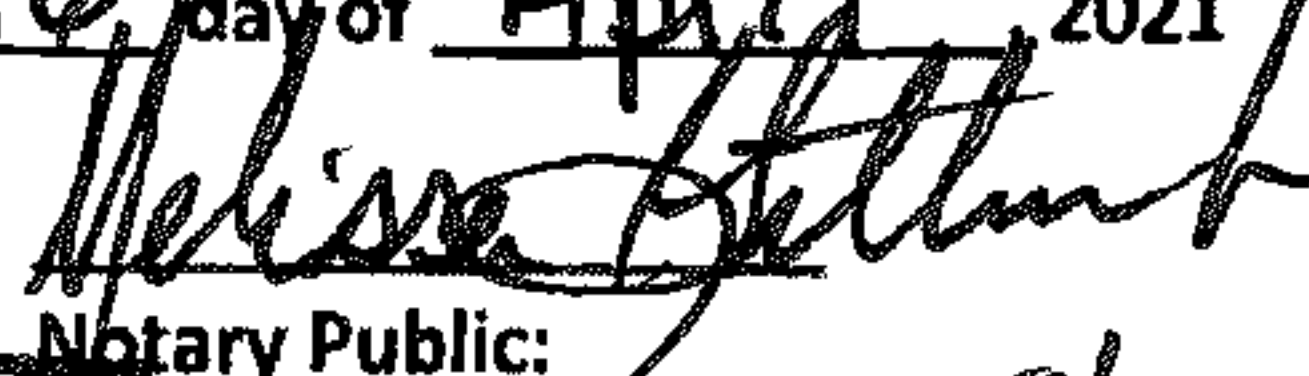

Djiby Thiam


Magatte Thiam

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Melissa Gilbert the undersigned, a Notary Public in and for said County, in said State, hereby certify that Djiby Thiam and Magatte Thiam whose names 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 26 day of April, 2021


Notary Public:

My Commission expires: 8/27/24

Melissa Gilbert
Notary Public, Alabama State At Large
My Commission Expires Aug. 27, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2021 01:35:06 PM
\$28.00 CHERRY
20210429000213310

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name DJIBY THIAM and MAGATTE THIAM
Mailing Address AKA MAGETTE THIAM
2441 Chestnut Ridge Place
Birmingham, AL 35216

Grantee's Name DJIBY THIAM and MAGATTE THIAM
Mailing Address 2441 Chestnut Ridge Place
Birmingham, AL 35216

Property Address 2586 BRIDLEWOOD DRIVE
HELENA, AL 35080

Date of Sale 04-26-2021
Total Purchase Price \$10.00
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
- Sales Contract
- Closing Statement

- Appraisal
- Other CORRECTIVE DEED

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 04/26/21

Print DJIBY THIAM Magatte Thiam

Unattested _____
(verified by)

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