

20210614000288340
06/14/2021 10:14:46 AM
CORDEED 1/3

SEND TAX NOTICE TO:

Abdul R. Rajpari
100 Indian Lake Cove
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100417

CORRECTIVE
WARRANTY DEED

This deed is being filed to correct Warranty Deed recorded in Instrument No. **20100405000101870**, in that the marital status of the Grantor was omitted from said deed. Shahnaz Rajpari and Abdul R. Rajpari were a married couple at the time said deed was executed on January 25, 2010. Abdul R. Rajpari joins in the execution of this corrective deed as the spouse of Shahnaz Rajpari. As of the date of this corrective deed, Shahnaz Rajpari and Abdul R. Rajpari remain a married couple and have never filed for divorce or annulment.

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One and 00/100 Dollars (\$1.00)**, in hand paid to the undersigned, **Shahnaz Rajpari and Abdul R. Rajpari, a married couple** (hereinafter "Grantor", whether one or more), by **Abdul R. Rajpari** (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 100 Indian Lake Cove, Pelham, AL 35124, to-wit:**

Lot 1, according to the Final Plat of Indian Lake Cove, as recorded in Map Book 31, Page 65, in the Probate Office of Shelby County, Alabama

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.

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 11th day of June, 2021.

Shahnaz
Shahnaz Rajpari

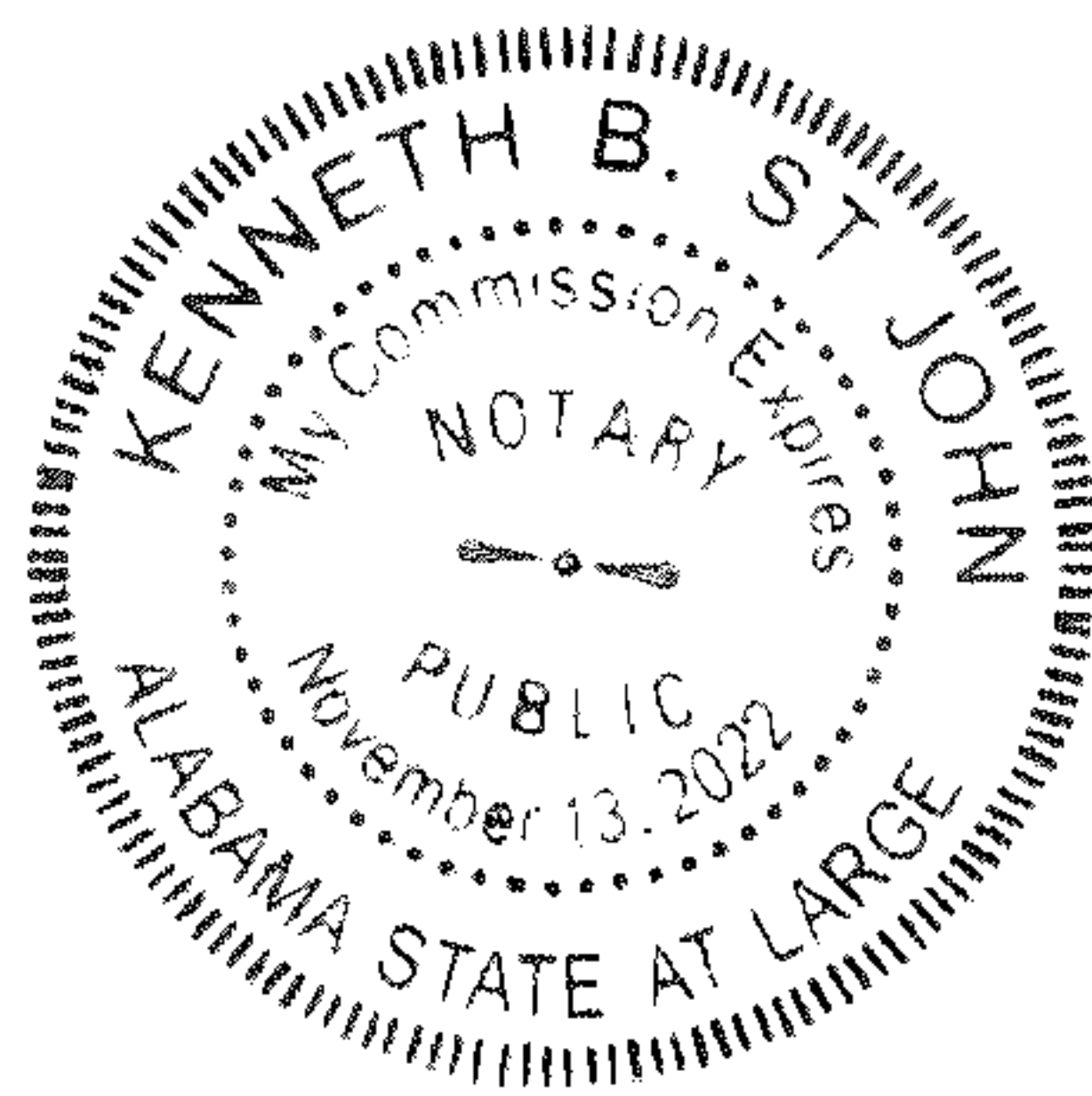
Abdul R.
Abdul R. Rajpari

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Shahnaz Rajpari and Abdul R. Rajpari, a married couple**, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of June, 2021.

Kenneth B. St. John
Notary Public
Print 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 Shahnaz Rajpari and
Mailing Address Abdul R. Rajpari
100 Indian Lake Cove
Pelham, AL 35124

Grantee's Name Abdul R. Rajpari
Mailing Address 100 Indian Lake Cove
Pelham, AL 35124

Property Address 100 Indian Lake Cove
Pelham, AL 35124

Date of Sale 01/25/2010 and corrected on 6/11/2021
Total Purchase Price \$ N/A - CORRECTIVE DEED
Actual Value \$
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 N/A - 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 6/11/21
Unattested

Print Kenneth B. G. John
Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2021 10:14:46 AM
\$29.00 CHERRY
20210614000288340

Allie S. Bayl