

20210830000422050
08/30/2021 01:37:48 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Emmanuel Z. Kaisi
426 Cambrian Ridge Trl
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

09211494

THAT IN CONSIDERATION OF **One Hundred Seventy-Five Thousand Dollars and NO/100 (\$175,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Leanne Zahid Bowman, a married woman, and Mark Zahid, a married man, individually and as the Co-Personal Representatives of the Estate of Ghassan Abdulatif Al Zahid a/k/a Gassan A. Zahid, deceased, Probate Case No. PR-2019-000556, Shelby County, Alabama**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Emmanuel Z. Kaisi** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

Lot 95, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of the grantors nor that of their spouses.

\$171,830.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

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

M211494

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this
27th day of August, 2021.

Leanne Zahid Bowman

Leanne Zahid Bowman, individually and as the Co-Personal
Representative of the Estate of Ghassan Abdulatif Al Zahid
a/k/a Gassan A. Zahid, deceased, Probate Case No. PR-2019-
000556, Shelby County, Alabama

Mark Zahid

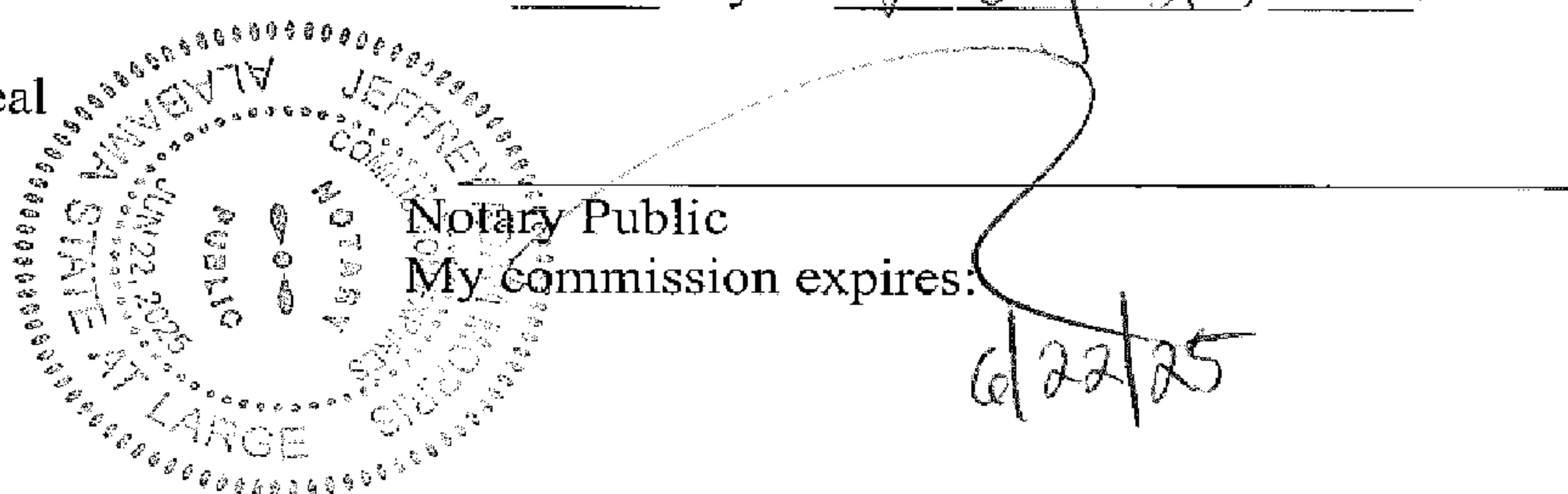
Mark Zahid, individually and as the Co-Personal
Representative of the Estate of Ghassan Abdulatif Al Zahid
a/k/a Gassan A. Zahid, deceased, Probate Case No. PR-2019-
000556, Shelby County, Alabama

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
**Leanne Zahid Bowman and Mark Zahid, whose names individually and as the Co-Personal
Representatives of the Estate of Ghassan Abdulatif Al Zahid a/k/a Gassan A. Zahid, deceased,
Probate Case No. PR-2019-000556, Shelby County, Alabama are signed to the foregoing deed 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 this the 27th day of August, 2021.

Notary Seal



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Leanne Zahid Bowman Grantee's Name Emmanuel Z. Kaisi

Mark Zahid

Mailing Address 351 Peninsula Dr. Mailing Address 426 Cambrian Ridge Trl.
Gadsden, AL 35901 Pelham, AL 35124Property Address Date of Sale August 27th, 2021
426 Cambrian Ridge Trl, Pelham, AL 35124-4832 Total Purchase Price \$175,000.00
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

8-27-2021

Print

James Younts

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2021 01:37:48 PM
\$35.50 CHERRY
20210830000422050

Allie S. Boyd