

This Instrument was Prepared by:  
Mike T. Atchison  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-21-27677

Send Tax Notice To: Randy C Allen  
Dawn Marie Allen  
1935 Island Road  
Shelby, AL 35143

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama  
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Four Hundred Ninety Five Thousand Dollars and No Cents (\$495,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sami A Nizam and Lori P. Nizam, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy C Allen and Dawn Marie Allen**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

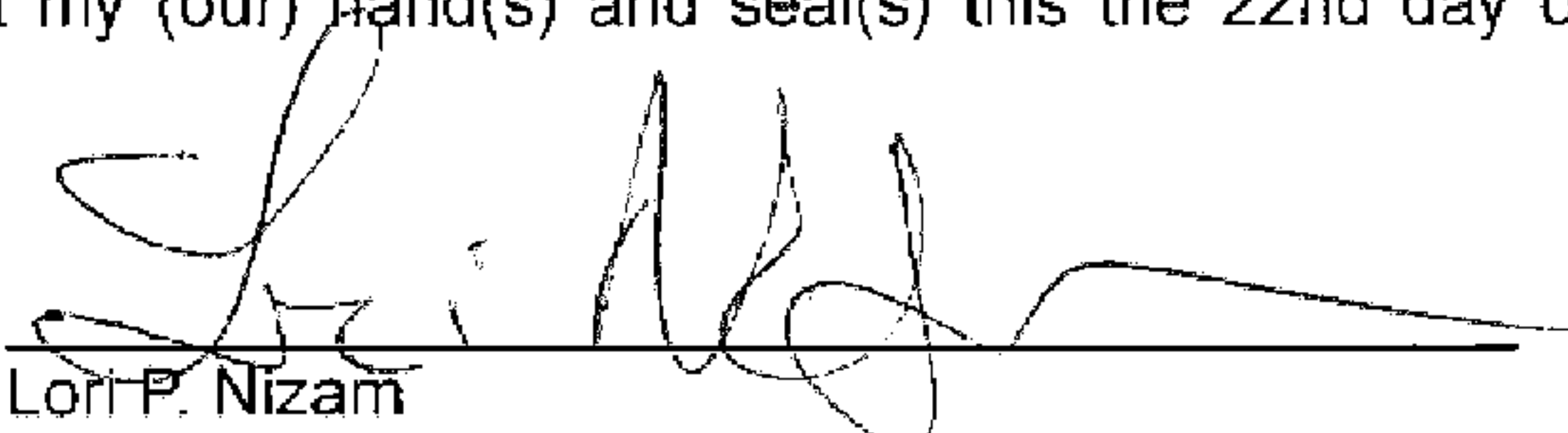
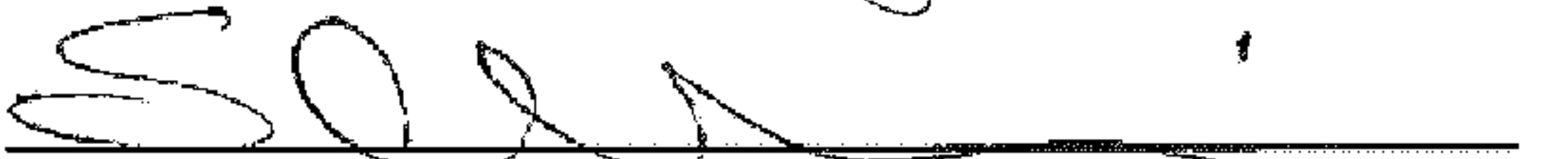
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of September, 2021.

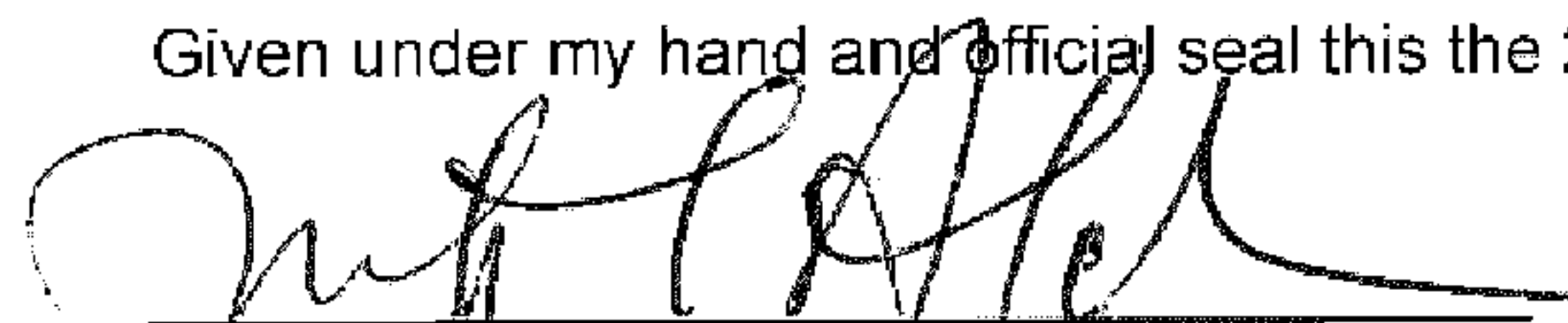
  
Sami A Nizam

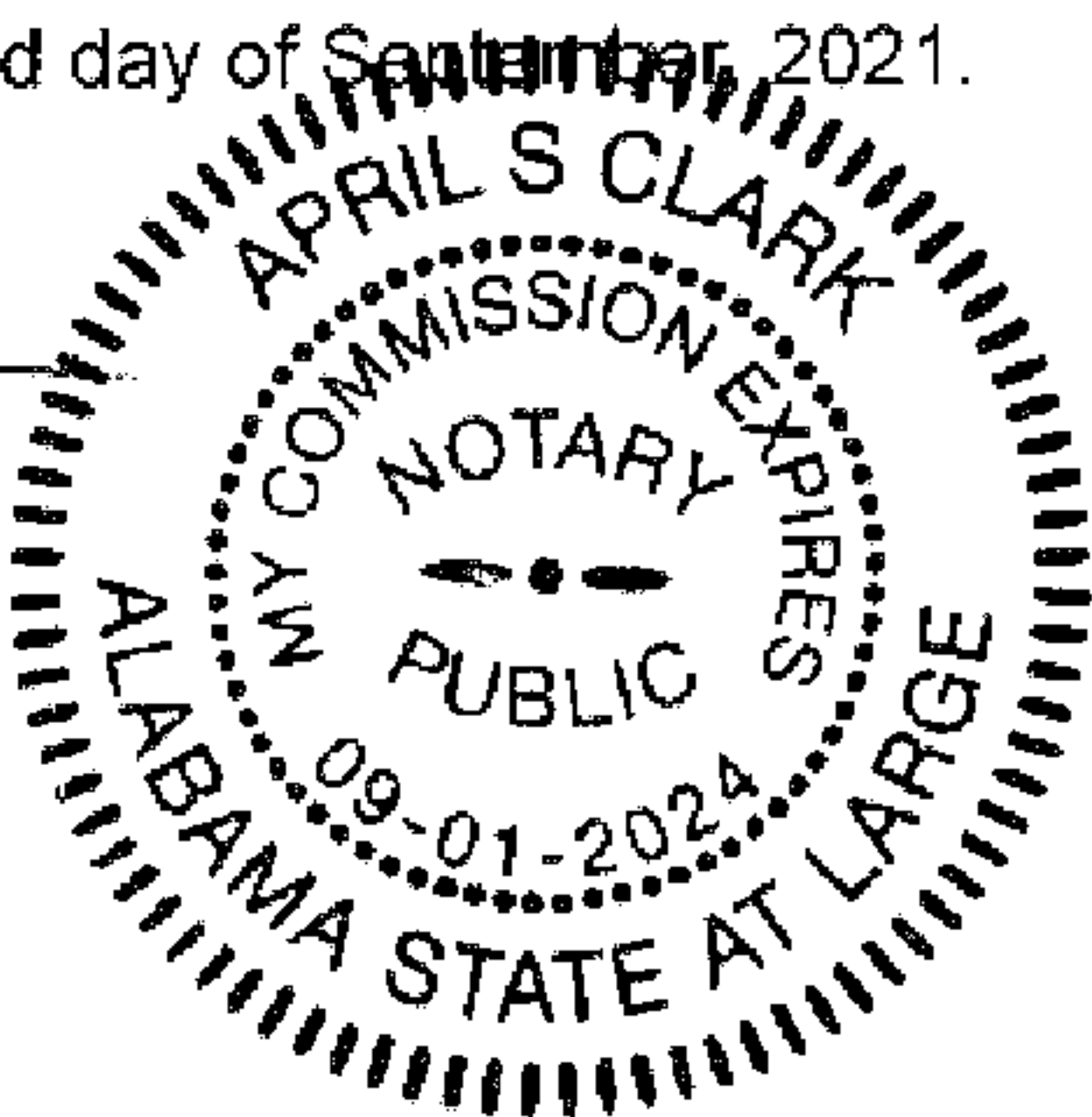
  
Lori P. Nizam  
  
by Sami A. Nizam  
as Attorney in Fact

State of Alabama  
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sami A. Nizam and Sami A. Nizam as Attorney in Fact for Lori P. Nizam, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of September, 2021.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 35, and the NW 1/4 of the NW 1/4 of Section 36, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North section line a distance of 135.85 feet; thence turn left 90°00'00" a distance of 886.66 feet to a Point of Beginning; thence turn right 10°05'57" a distance of 182.47 feet ; thence turn left 112°34'55" a distance of 79.11 feet; thence turn right 19°45'15" a distance of 108.78 feet to the edge of Lay Lake; thence run along said Lake the following angles and distance; thence turn left 4°15'57" a distance of 38.36 feet; thence turn left 35°45'13" a distance of 48.84 feet; thence turn left 41°52'50" a distance of 51.75 feet; thence turn left 28°34'06" a distance of 46.48 feet; thence turn left 18°03'46" a distance of 39.57 feet; thence turn left 42°20'14" a distance of 66.17 feet; thence turn right 42°28'03" a distance of 7.74 feet; thence turn left 59°47'49" leaving the Lake a distance of 147.69 feet to the Point of Beginning.  
There exists a 15 foot non-exclusive easement for the purpose of ingress, egress and utilities along the Northwesterly line of the above described Land (said line being 182.47 feet)  
  
LESS AND EXCEPT that part of the above described land lying below that certain datum plan of 397 feet above mean sea level.  
All being situated in Shelby County, Alabama.

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

|                  |  |                         |  |
|------------------|--|-------------------------|--|
| Grantor's Name   | Sami A Nizam<br>Lori P. Nizam                      | Grantee's Name          | Randy C Allen<br>Dawn Marie Allen                  |
| Mailing Address  | <u>PO Box 521</u><br><u>Shelby AL 35143</u>        | Mailing Address         | <u>1935 Island Road</u><br><u>Shelby, AL 35143</u> |
| Property Address | <u>1935 Island Road</u><br><u>Shelby, AL 35143</u> | Date of Sale            | <u>September 22, 2021</u>                          |
|                  |  | Total Purchase Price    | <u>\$495,000.00</u>                                |
|                  |  | or                      |  |
|                  |  | Actual Value            | <u></u>  |
|                  |  | or                      |  |
|                  |  | Assessor's Market Value | <u></u>  |

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)

|                           |                   |
|---------------------------|-------------------|
| <u>XX</u> Bill of Sale    | <u></u> Appraisal |
| <u></u> Sales Contract    | <u></u> Other     |
| <u></u> 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 of 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 September 21, 2021

Print Sami A Nizam

Unattested

(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  
09/23/2021 12:24:23 PM  
\$523.00 CHERRY  
20210923000465370

*Alexis Byrd*

**Form RT-1**