

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, Suite 100B
Birmingham, Alabama 35243

Send tax notice to:
Mohammad Jasim Uddin

105 SUMMER CIRCLE
B, HAM, AL - 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$220,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Taylor Webb Vlack, as Personal Representative of the Estate of Keith Bibb Webb, deceased, Shelby County Probate Case No. PR-2021-000525**, does hereby grant, bargain, sell and convey unto **Mohammad Jasim Uddin** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 85, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

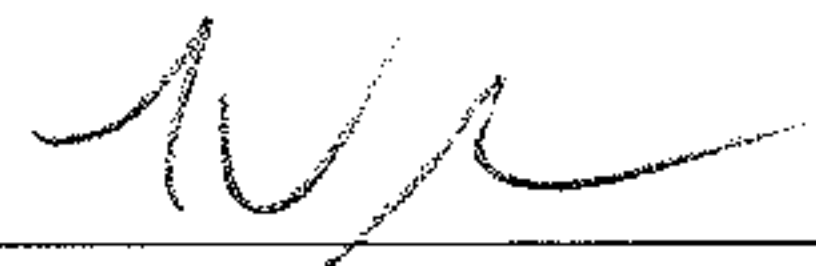
\$176,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Taylor Webb Vlack, as Personal Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of February, 2022.

Taylor Webb Vlack, as Personal Representative of
the Estate of Keith Bibb Webb, deceased, Shelby
County Probate Case No. PR-2021-000525

By: 
Taylor Webb Vlack, Personal Representative

STATE OF ALABAMA)

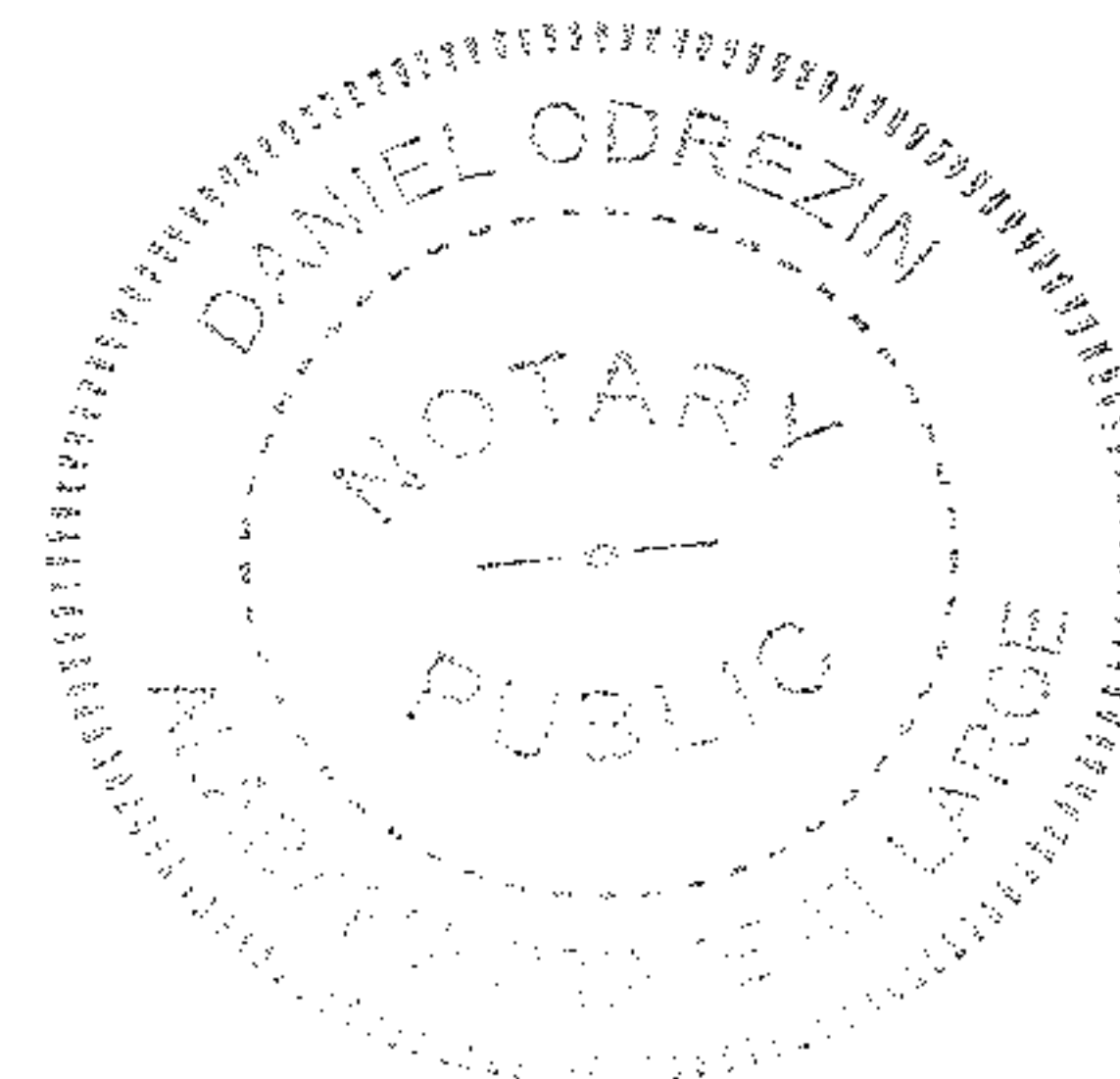
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Taylor Webb Vlack whose name as Personal Representative of the Estate of Keith Bibb Webb, deceased, Shelby County Probate Case No. PR-2021-000525, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Personal Representative, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 15th day of February, 2022


Notary Public

My Commission Expires: 4/3/22



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

Grantor's Name	<u>Taylor Webb Vlack, as Personal Representative</u>	Grantee's Name	<u>Mohammad Jasim Uddin</u>
	<u>of the Estate of Keith Bibb Webb, deceased, Shelby County</u>	Mailing Address	
Probate Case No.	<u>PR-2021-000525</u>		
Mailing Address	<u>4723 Hollow Lane</u>	Date of Sale	<u>February 18, 2022</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$220,000.00</u>
		Or	
Property Address	<u>1939 Riva Ridge Road</u>	Actual Value	<u>\$</u>
	<u>Helena, AL 35080</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 2/18/2022 Print Makenna Richardson

☐ 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
02/24/2022 09:49:01 AM
\$72.00 JOANN
20220224000078000

Allen S. Bayl

Form RT-1