

20220228000085500
02/28/2022 03:58:05 PM
DEEDS 1/2

This instrument was prepared by:
Bobby J. Hornsby, Attorney at Law
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Nazleen Walji
253 Griffin Park Trace
Birmingham, AL 35242

WARRANTY DEED
No Title Examination

STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY*

That in consideration of Ten Dollars and 00/100----(\$10.00), and other good and valuable consideration, we the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Mansoor Khan, a unmarried man**, herein referred to as grantor, whether one or more, do grant, bargain, sell and convey unto **Nazleen Walji** (herein referred to as grantee, whether one or more), all his interest (undivided ½ interest) in the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot A-70. According to the Survey of Griffin Park at Eagle Point Sector I, Phase 2, as recorded in Map Book 50, Page 35, in the Probate Office of Shelby County, Alabama

Property Address: 253 Griffin Park Trace, Birmingham, AL 35242
Tax Value: \$294,700 (conveying 50% interest so \$147,350)
Grantors Address: 253 Griffin Park Trace, Birmingham, AL 35242
Grantees Address: 253 Griffin Park Trace, Birmingham, AL 35242

Subject to easements and restrictions of record, if any and subject to current taxes, a lien but not yet payable.

Grantee shall be responsible for debt owed on subject property.

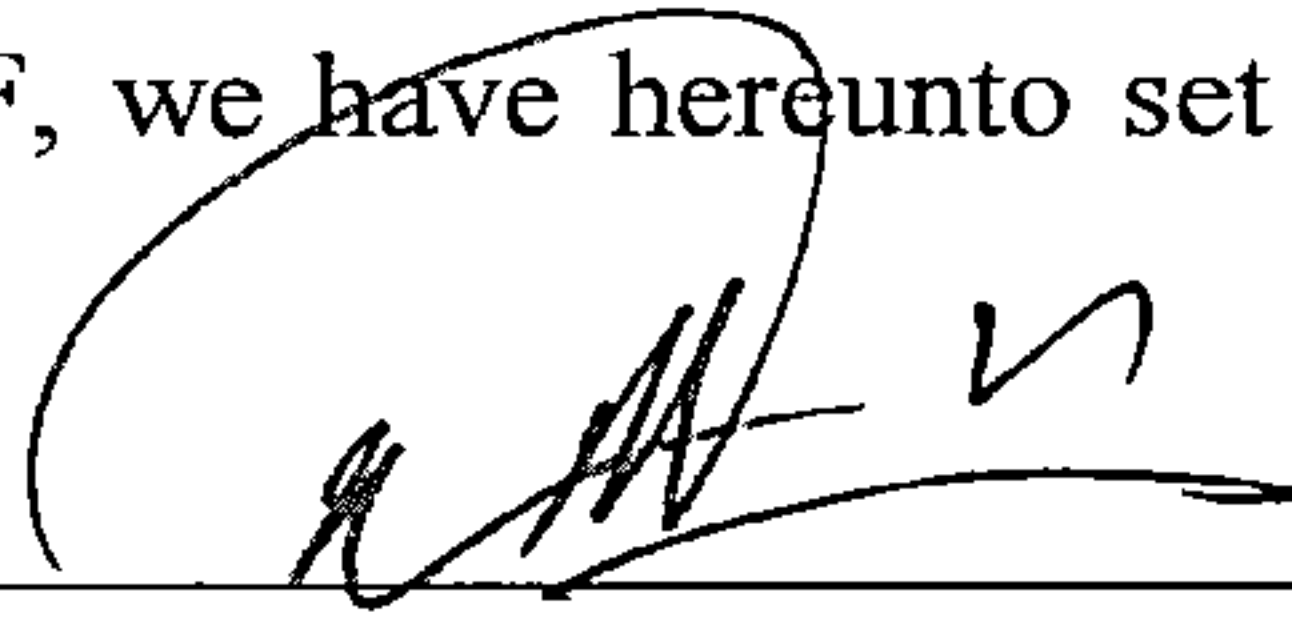
THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTEE AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

encumbrances, unless otherwise stated above; that we 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 or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 28 day of February, 2022



Mansoor Khan

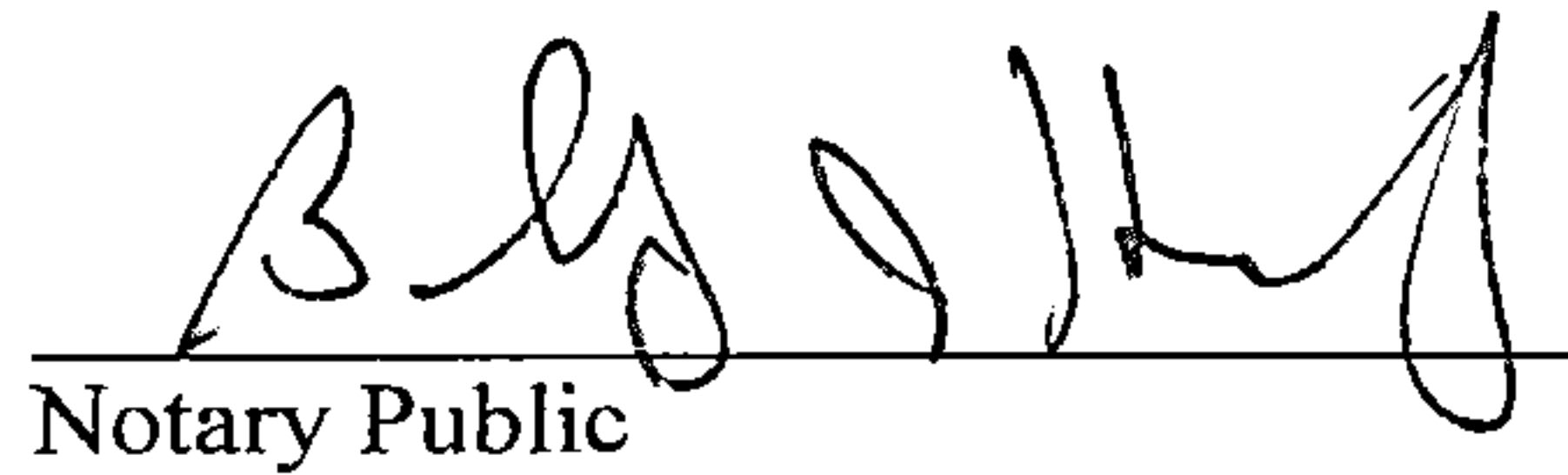
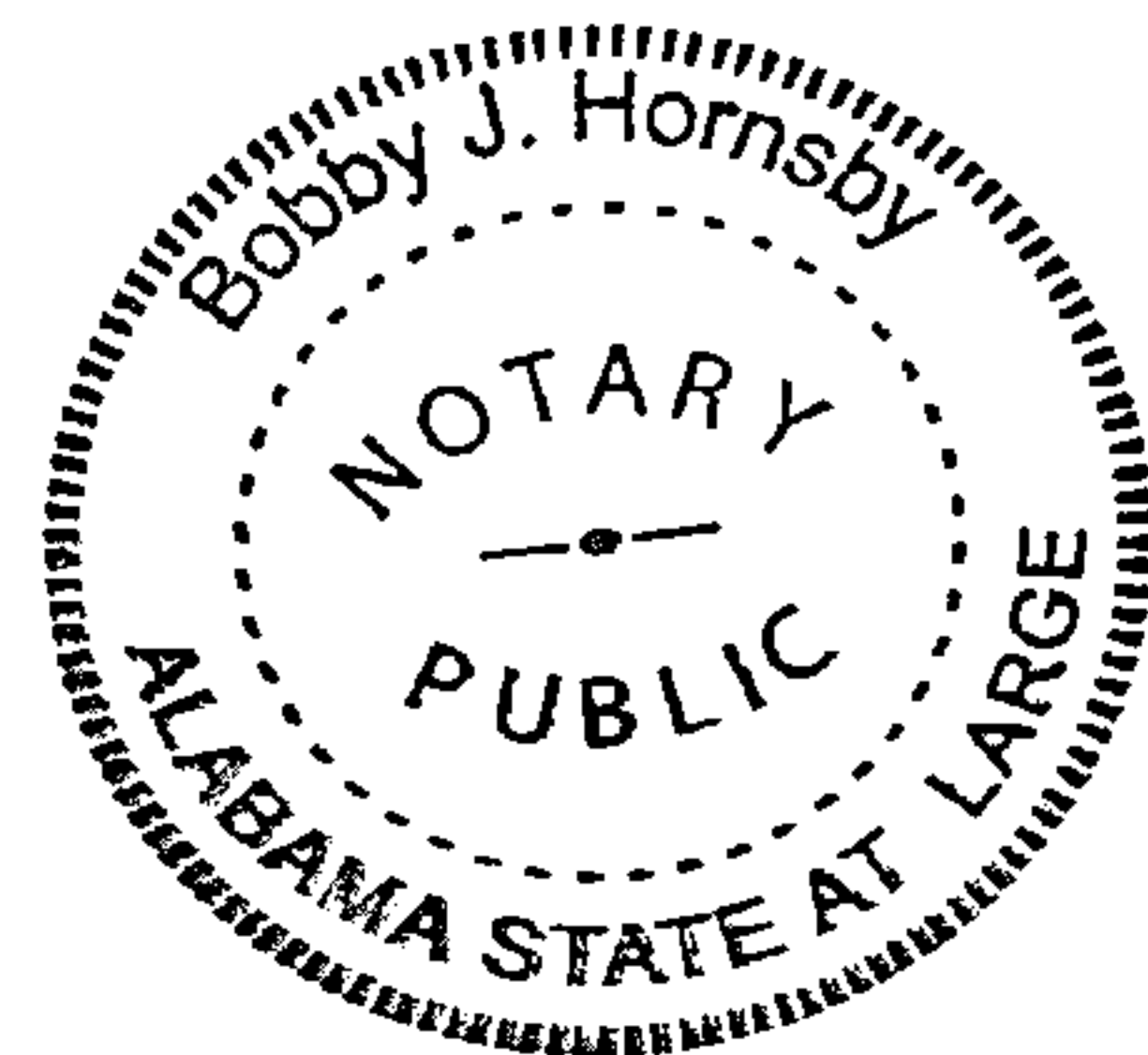
STATE OF ALABAMA*
JEFFERSON COUNTY*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mansoor Khan an unmarried man**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28 day of February, 2022.

My Commission Expires: 11-14-2025


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2022 03:58:05 PM
\$172.50 BRITTANI
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Alvin S. Bayl