

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Mohammad Jasim Uddin
105 Summer Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED

20220517000200590
05/17/2022 12:08:01 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Two Thousand And No/100 Dollars (\$162,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Randy A. Scurlock, a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mohammad Jasim Uddin (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 73, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, 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.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

Subject to a third party mortgage in the amount of \$121,500.00 executed and recorded simultaneously herewith. THIS IS A PURCHASE MONEY MORTGAGE. THE ENTIRE PROCEEDS OF THE LOAN ARE BEING APPLIED TO THE PURCHASE PRICE OF THE HEREIN DESCRIBED REAL PROPERTY.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 22nd day of April, 2022
20220517000200590 05/17/2022 12:08:01 PM DEEDS 2/3

Randy A. Scurlock
Randy A. Scurlock

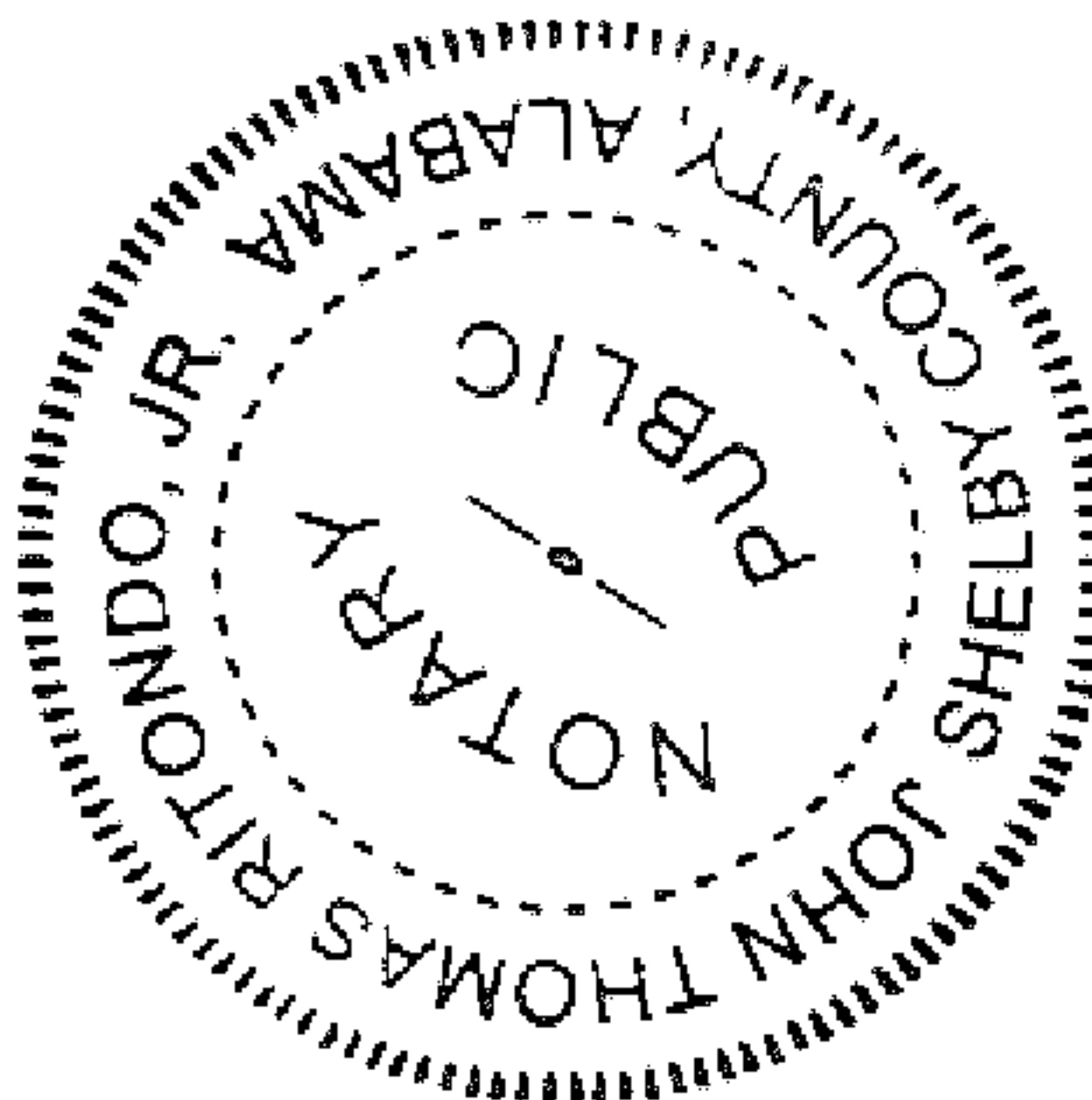
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy A. Scurlock 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 on this 22nd day of April, 2022.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20220517000200590 05/17/2022 12:08:01 PM DEEDS 3/3

Grantor's Name Randy A. Scurlock

Grantee's Name Mohammad Uddin

Mailing Address 329 Rocky Ridge Circle
Helena, AL 35080

Mailing Address 105 Summer Circle
Birmingham, AL 35242

Property Address 329 Rocky Ridge Circle
Helena, AL 35080

Date of Sale April 22, 2022

Total Purchase Price \$162,000.00

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 - Randy A. Scurlock, 329 Rocky Ridge Circle, Helena, AL 35080.

Grantee's name and mailing address - Mohammad Uddin, 105 Summer Circle, Birmingham, AL 35242.

Property address - 329 Rocky Ridge Circle, Helena, AL 35080

Date of Sale - April 22, 2022.

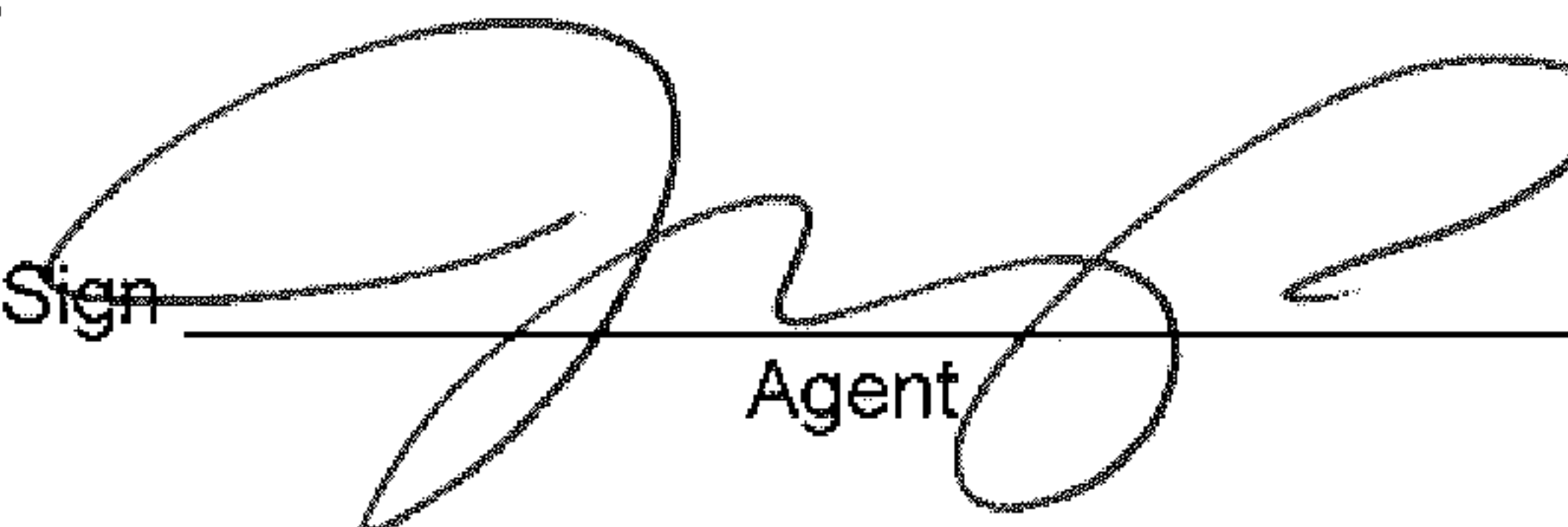
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: April 22, 2022

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 12:08:01 PM
\$68.50 JOANN
20220517000200590

Allen S. Bayl