

20220518000202040
05/18/2022 09:06:35 AM
CORDEED 1/2

This deed was originally recorded in Instrument # 20210423000201700 on April 23, 2021 in the Probate Office of Shelby County. This deed is being re-recorded to add an AKA for the Grantor. The Grantor, Sajid Majeed is also known as Majeed Sajid.

20210423000201700
04/23/2021 08:02:02 AM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Tamarlo D. Ward
Rashawna Deann Ward
100 Highland Park Drive
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty Five Thousand Dollars and No Cents (\$565,000.00) 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

Sajid Majeed, a married person, this does not constitute the homestead of the seller or his spouse, whose mailing address is:

174 Oriole Rd, Levittown, NY 11756

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tamarlo D. Ward and Rashawna Deann Ward, whose mailing address is:

100 Highland Park Drive, Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 100 Highland Park Drive, Birmingham, AL 35242 to-wit:

Lot 748, according to the Survey of Highland Lakes 7th Sector, as recorded in Map Book 20, Page 58 in the Office of the Judge of Probate Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$545,806.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 16th day of April, 2021.

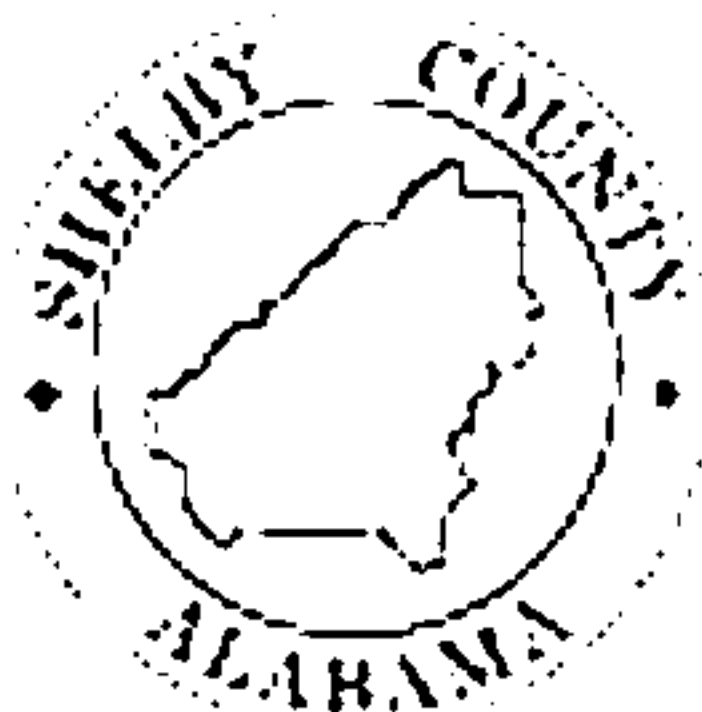
Sajid Majeed
Sajid Majeed

State of ~~Alabama~~ New York
County of Nassau

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sajid Majeed, 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 16th day of April, 2021.

Karen C. Jackson
Notary Public, State of ~~Alabama~~ New York
Karen C. Jackson
Printed Name of Notary
My Commission Expires: 11/12/2021

KAREN C. JACKSON
Notary Public, State of New York
No. 01JA4989686
Qualified in Nassau County 21
Commission Expires Nov. 12, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2022 09:06:35 AM
\$26.00 JOANN
20220518000202040

Allie S. Bayl