

This Instrument was Prepared by:

Send Tax Notice To: Mohammad Uddin

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

105 Summer Cir  
Birmingham, AL 35242

File No.: MV-22-28243

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$242,500.00)**, 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, **The Estate of Shawn Cashman, Probate Case No. PR-2022-000341, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mohammad Uddin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 67, according to the Map and Survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

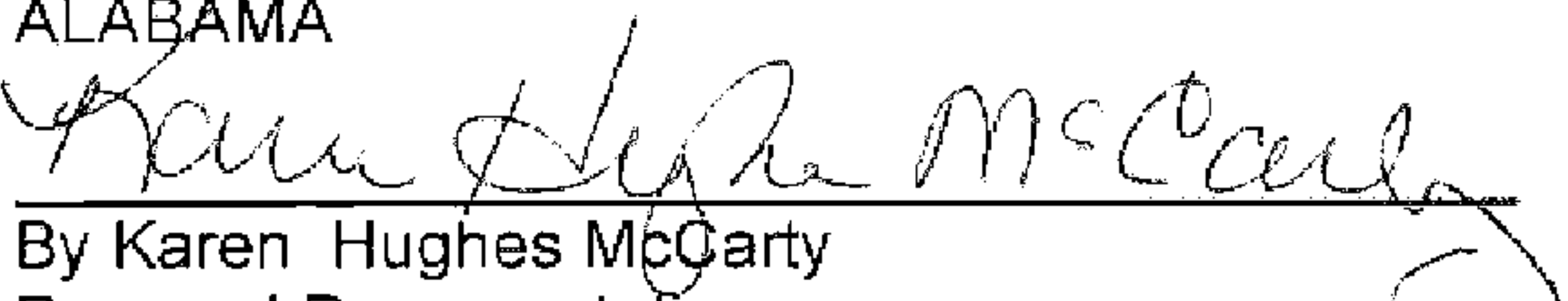
**\$194,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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 18th day of May, 2022.

THE ESTATE OF SHAWN CASHMAN, PROBATE  
CASE NO. PR-2022-000341, SHELBY COUNTY,  
ALABAMA


  
By Karen Hughes McCarty  
Personal Representative

State of Alabama

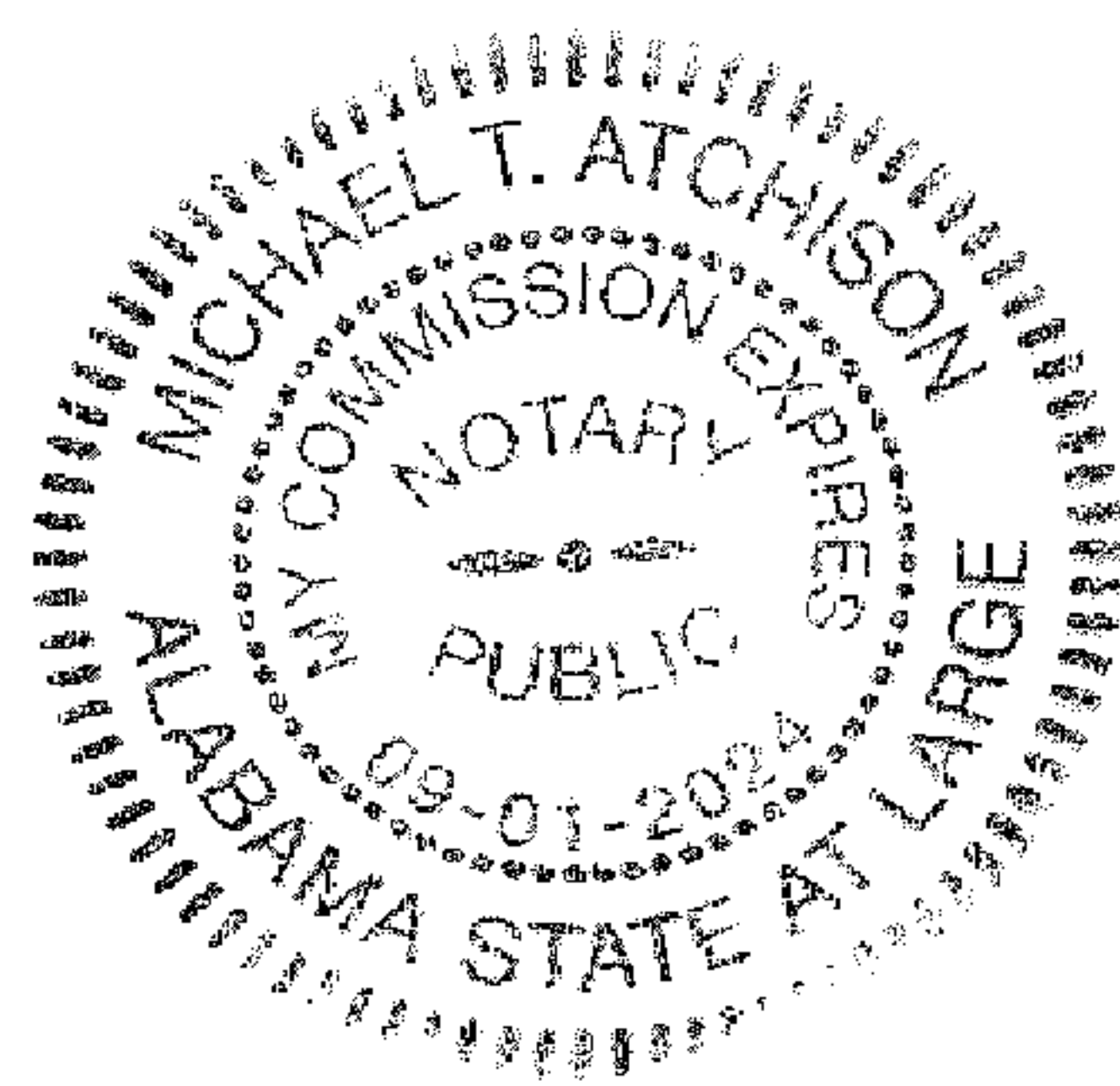
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Karen Hughes McCarty as Personal Representative of The Estate of Shawn Cashman, Probate Case No. PR-2022-000341, Shelby County, Alabama, 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 18th day of May, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/18/2022 01:46:47 PM  
 \$73.50 CHARITY  
 20220518000203330

*Allie S. Beyl*

**Real Estate Sales Validation Form**

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

Grantor's Name	The Estate of Shawn Cashman, Probate Case No. PR-2022-000341, Shelby County, Alabama	Grantee's Name	Mohammad Uddin
Mailing Address	<u>2321 Hebb Road</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>105 Summer Cir</u> <u>Risingham, AL 35242</u>
Property Address	<u>113 Braxton Way</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>May 18, 2022</u>
		Total Purchase Price	<u>\$242,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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 May 10, 2022

Print The Estate of Shawn Cashman, Probate Case No. PR-2022-000341, Shelby County, Alabama

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign *Shawn Cashman*  
 \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one