

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

---

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
BARKAT A. LAKHANI and FARHAT LAKHANI  
311 Mills Way  
Pelham, AL 35124

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100  
and no/100 DOLLARS (\$255,000.00 ) to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, ISABEL C. DIAZ, a married person  
(herein referred to as grantors) do grant, bargain, sell and convey unto BARKAT A. LAKHANI and  
FARHAT LAKHANI, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the  
following described real estate situated in Shelby County, Alabama to-wit:

**Lot 116, according to the Record Map for Builder's Group Addition to The Glen at Stonehaven,  
Phase One, as recorded in Map Book 27, Page 54, in the Probate Office of Shelby County, Alabama**

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

Isabel C Dyer is one and the same as Isabel C Diaz

Isabel C Diaz is the surviving grantee of deed recorded in Instrument #20020529000252320. The other grantee, Omar  
J Buitrago having died on or about on July 10, 2007

\$250,381.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously  
herewith

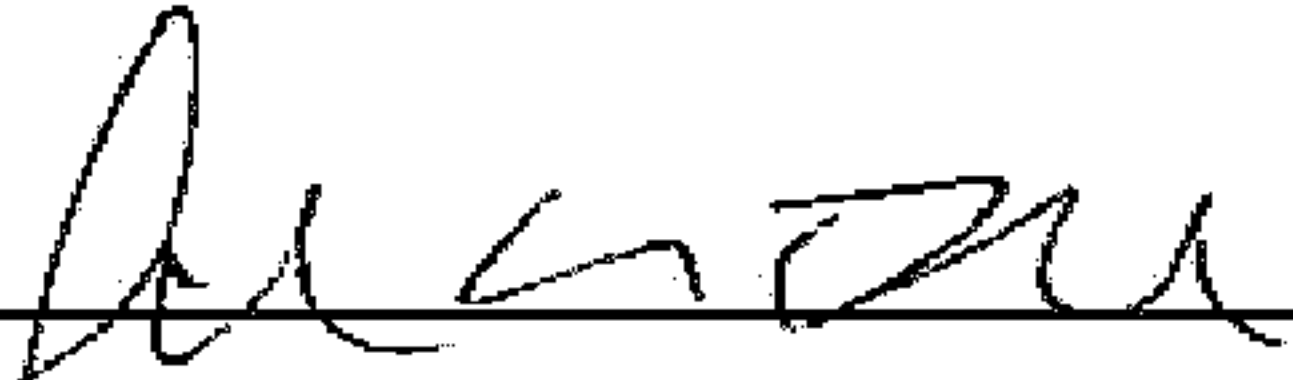
**This is not the Homestead of the above Grantor nor her spouse**

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 the 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), 30<sup>th</sup> Day of September, 2022

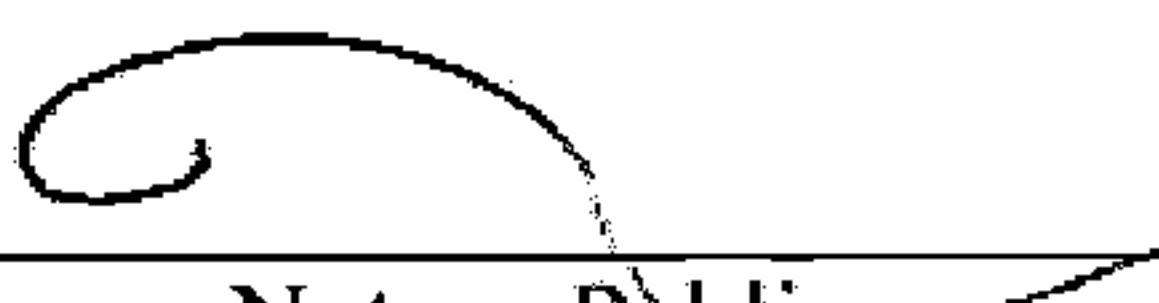
  
\_\_\_\_\_  
ISABEL C. DIAZ

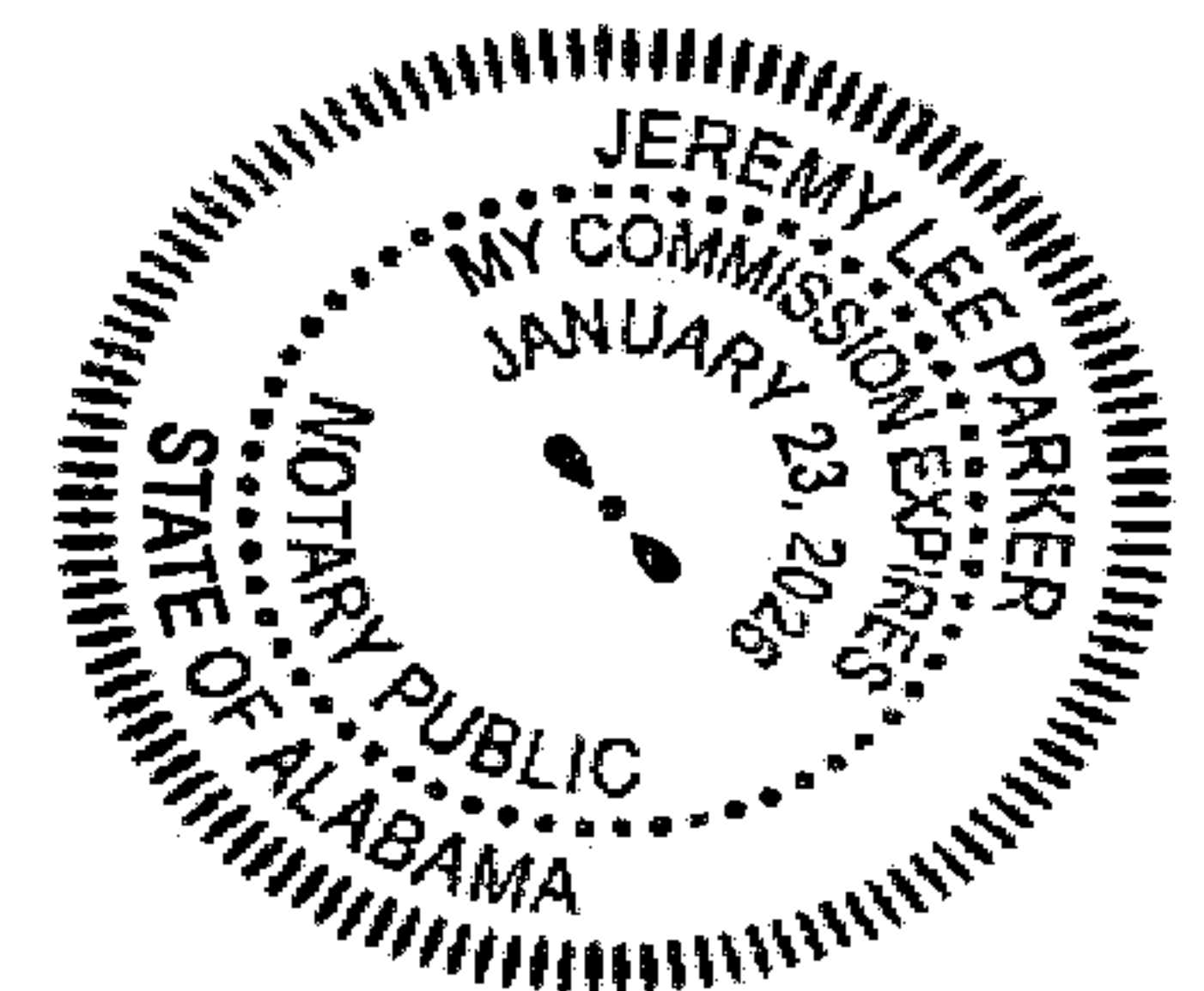
STATE OF **Alabama**  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that ISABEL C. DIAZ whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of September, 2022

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:





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

|                  |                                   |                                                                             |                                     |
|------------------|-----------------------------------|-----------------------------------------------------------------------------|-------------------------------------|
| Grantor's Name   | ISABEL C. DIAZ                    | Grantee's Name                                                              | BARKAT A. LAKHANI<br>FARHAT LAKHANI |
| Mailing Address  | 311 Mills Way<br>Pelham, AL 35124 |                                                                             | 311 Mills Way<br>Pelham, AL 35124   |
| Property Address | 311 Mills Way<br>Pelham, AL 35124 | Date of Sale                                                                | September 30, 2022                  |
|                  |                                   | Total Purchase Price<br>Or<br>Actual Value<br>Or<br>Assessor's Market Value | \$255,000.00<br>\$                  |

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  
 \_\_\_\_\_ Sales Contract  
 \_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ x Other to

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: 09/30/2022

Print ISABEL C. DIAZ  
Sign:   
Grantor/Grantee/Owner/Agent (circle one)

(verified by)

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/06/2022 08:14:15 AM**  
**\$33.00 PAYGE**  
**20221006000381120**

Form RT-1

Allen S. Beryl

