

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Vadim Dmitriev and Leigh Ann Dmitriev, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Navroz Ali Ladhani** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

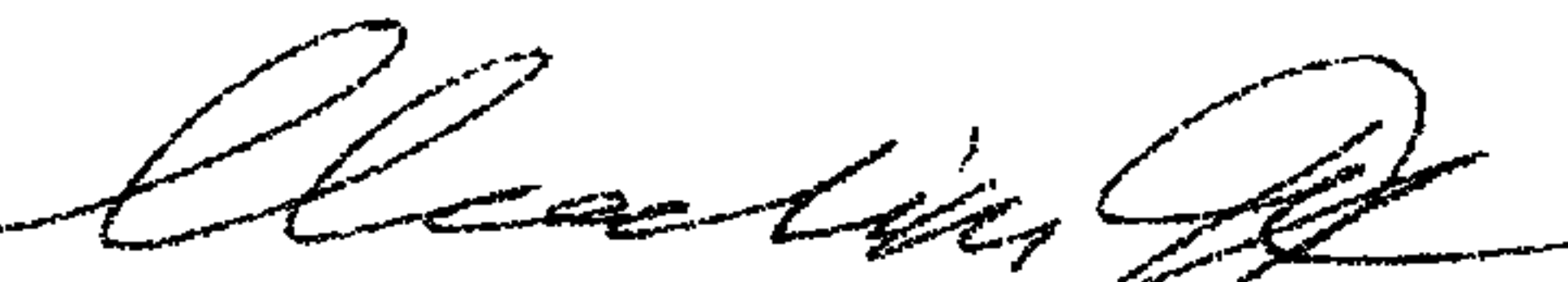
Lot 3, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 2058 Chandalar Court, Pelham, AL 35124.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of September, 2023.



Vadim Dmitriev

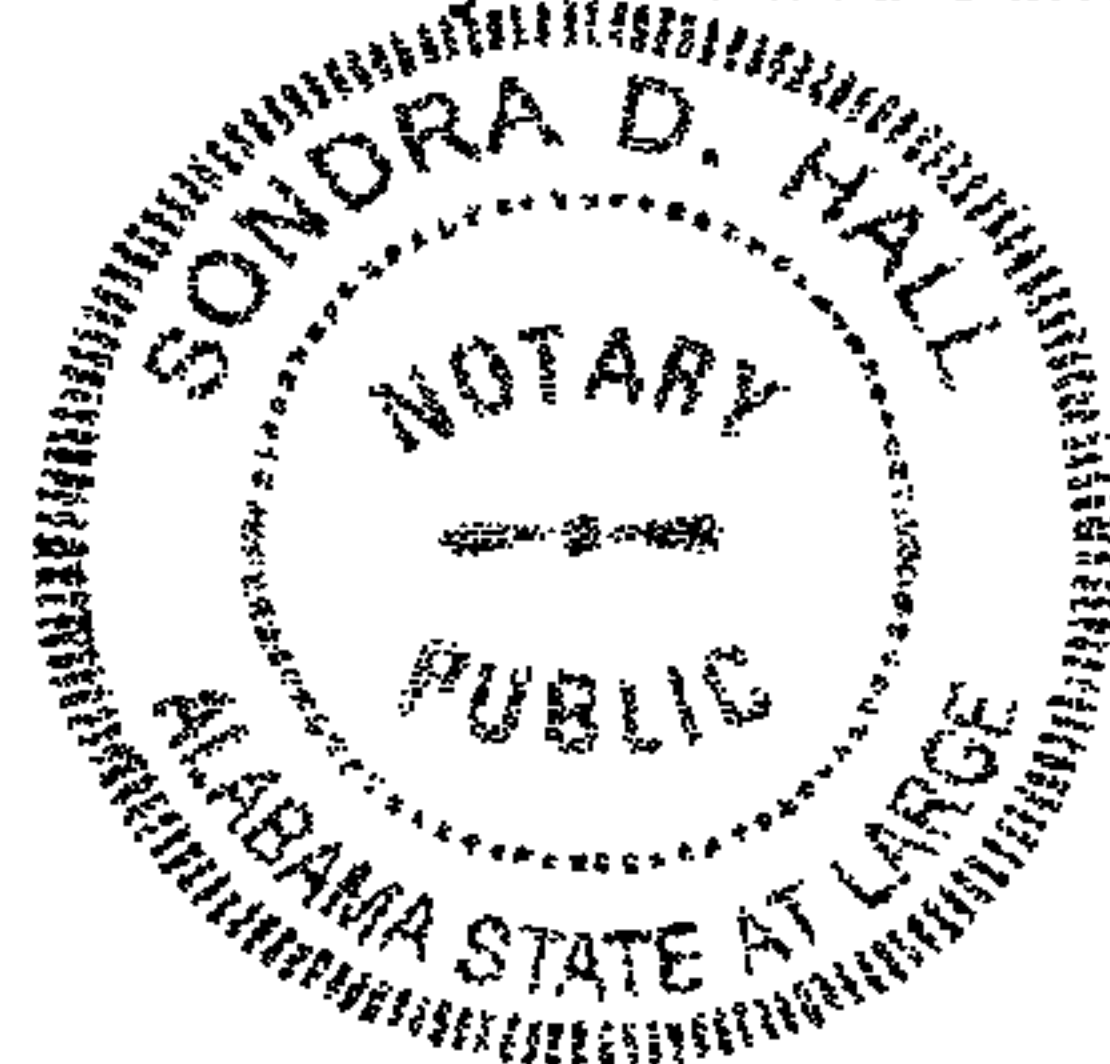


Leigh Ann Dmitriev

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Vadim Dmitriev and Leigh Ann Dmitriev**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 28th day of September, 2023.





NOTARY PUBLIC

My Commission Expires: 12/04/2024

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2023 09:02:10 AM
 \$200.00 CHARITY
 20231003000294980

Alvin S. Bayl
Real Estate Sales Valuation Form

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

Grantor's Name Vadim Dmitriev
 Mailing Address 31443 Penny Surf Loop
Wesley Chapel, FL 33545

Grantee's Name Navroz Ali Ladhani
 Mailing Address 4016 Greystone Drive
Birmingham, AL 35242

Property Address 2058 Chandalar Court
Pelham, AL 35124

Date of Sale September 28, 2023
 Total Purchase Price \$175,000.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 September 28, 2023

Print Leanne G Ward

☐ Unattested

(verified by)

Sign Leanne G Ward

(Grantor/Grantee/Owner/Agent) circle one