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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
GEORGE M. VAUGHN  
WEAVER TIDMORE, LLC  
2820 COLUMBIANA ROAD STE 100  
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:  
SAMAN KHAN  
164 STRATFORD CIRCLE  
PELHAM, AL 35124

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**QUIT CLAIM DEED**

**Know All Men by These Presents:** That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, ANWAR A. KHAN, A MARRIED PERSON (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto FAUZIA KHAN, SUFIA KHAN, SAMAN KHAN, SANAA KHAN AND SADAF KHAN (herein referred to as GRANTEES), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP all of our interest in the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE, PHASE IV, AS RECORDED IN MAP BOOK 14 AT PAGE 69, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to the existing easements, restrictions, set-i lines, rights of way, and limitations, if any, of record.

**\*\* THIS IS NOT THE HOMESTEAD OF GRANTOR OR SPOUSE \*\***

**\*\*\*TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE\*\*\***

**TO HAVE AND TO HOLD** Unto the said GRANTEES and their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, ANWAR A. KHAN, have hereunto set his/her signature and seal, this the 15<sup>th</sup> day of November 2023.

  
ANWAR A. KHAN

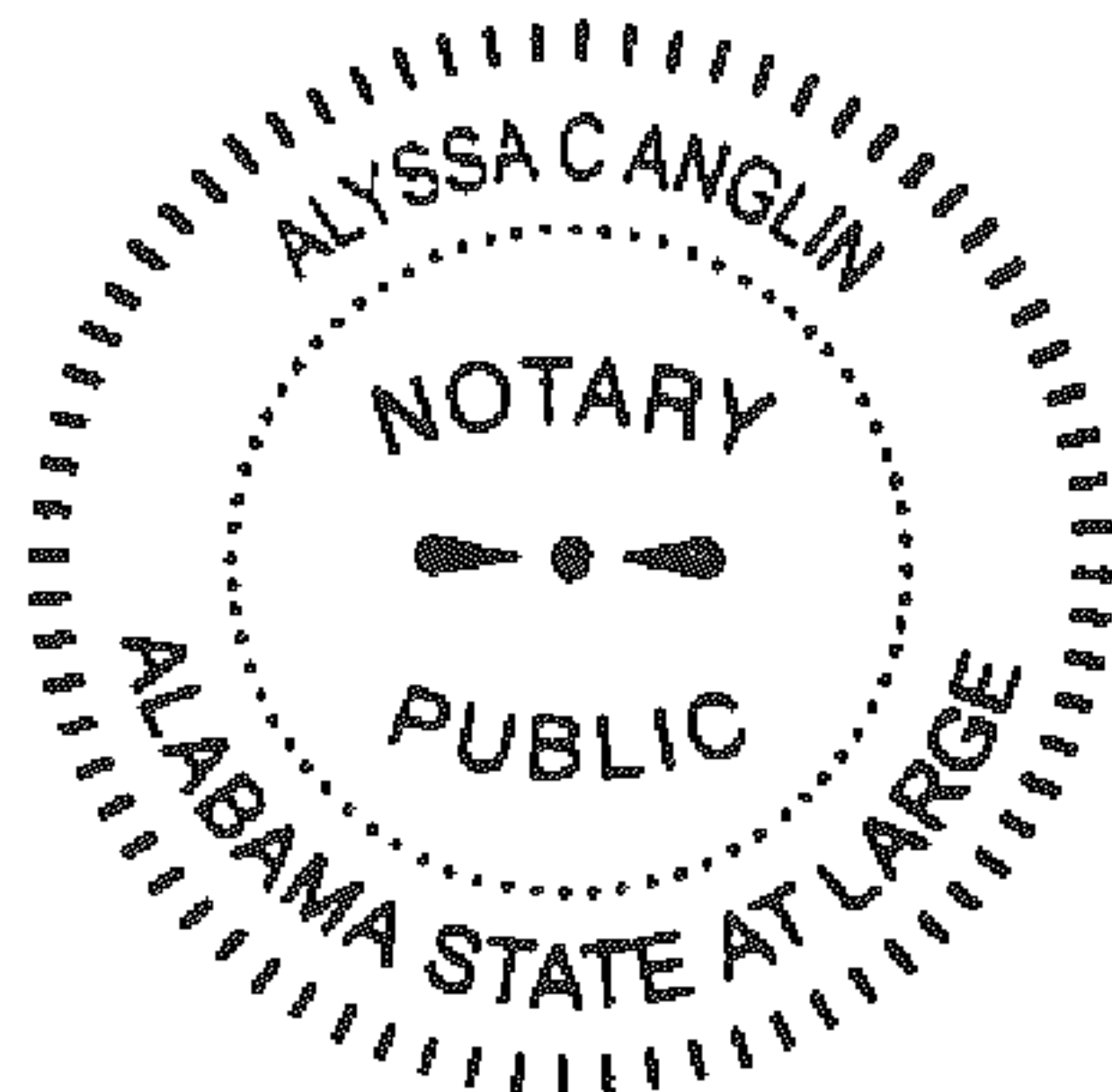
STATE OF ALABAMA )


COUNTY OF JEFFERSON )

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ANWAR A. KHAN whose name is 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 he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 15<sup>th</sup> day of November 2023.



  
Notary Public

My commission expires: 11/4/2025

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name ANWAR A. KHAN  
 Mailing Address c/o George Vaughn  
2820 COLUMBIANA ROAD, Suite 100  
Vestavia Hills, AL 352116

Grantee's Name SAMAN KHAN  
 Mailing Address 164 STRATFORD CIRCLE  
PELHAM, AL 35124

Property Address 164 STRATFORD CIRCLE  
PELHAM, AL 35124

Date of Sale NOVEMBER 15, 2023

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$271300

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/22/2023 08:08:42 AM  
 S302.50 MOLLY  
 20231122000341120



*George M. Vaughn*

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 11/15/2023

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one