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Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Sumona Sara Akhter & Mohammad Jasim Uddin 105 Summer Circle Birmingham, AL 35242

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, SHANNON McGUIRE and LAUREN McGUIRE, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, SUMONA SARA AKHTER and MOHAMMAD JASIM UDDIN (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$225,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of January, 2024.

SHANNON McGUIRE

LAUREN McGUIRE

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SHANNON McGUIRE and LAUREN McGUIRE, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of January, 2024.

NOTARY PUBLIC

My commission expires:

Malcolm Stewart McLeod

Expires 8/15/2026

Nojary Public, Alabama State at Large

## Exhibit A

## Legal Description

Lot MG4, according to the Map or Survey of McGuire Family Subdivision, as recorded in Map Book 17, Page 35, in the Probate Office of Shelby County, Alabama.

Being further described as follows:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence run North along the West Section line of Section 22, a distance of 670.40 feet to the Point of Beginning; thence continue along the same course a distance of 172.24 feet; thence right 60 degrees 19 minutes 27 seconds a distance of 98.62 feet; thence right 28 degrees 15 minutes 48 seconds a distance of 191.24 feet to the West right of way of McGuire Lane; thence right 91 degrees 22 minutes 44 seconds a distance of 237.22 feet along said West right of way; thence right 92 degrees 23 minutes 55 seconds a distance of 277.24 feet to the Point of Beginning

Situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
SHANNON MCGURE and LAUREN
SUMONA SARA AKHTER and

Grantor's Name	MCGUIRE	Grantee's Name MOHAMMAD JASIM UDDIN
Mailing Address	22 MCGUIRE LANE PELHAM, AL 35124	Mailing Address 105 SUMMER CIR BIRMINGHAM, AL 35242
Property Address	22 MCGUIRE LANE PELHAM, AL 35124	Date of SaleJanuary 17, 2024
	<u> </u>	Total Purchase Price \$300,000.00
		or Actual Value \$
		Actual value: Ψ OΓ
		Assessor's Market Value\$
	e or actual value claimed on this form ca cumentary evidence is not required)	n be verified in the following documentary evidence: (check one)
Bill of Sale		Appraisal
Sales Contra		Other
X Closing State	ment	
If the conveyance of this form is not req	<b>.</b>	tains all of the required information referenced above, the filing of
	Ins	tructions
Grantor's name an current mailing add	•	the person or persons conveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name of	the person or persons to whom interest to property is being
	the physical address of the property beinerty was conveyed.	ng conveyed, if available. Date of Sale - the date on which
Total purchase pridinstrument offered	•	se of the property, both real and personal, being conveyed by the
	for record. This may be evidenced by ar	e of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local official	he current estimate of fair market value, excluding current use charged with the responsibility of valuing property for property deputs and to Code of Alabama 1975 § 40-22-1(h).
<u>-</u>	y false statements claimed on this form	ormation contained in this document is true and accurate. I further may result in the imposition of the penalty indicated in Code of
Date		
January 17	<u>, 2024</u>	Print Malcolm S. McLeod
Unattested		_ Sign
	(verified by)	Grantor/Grantee/Owner(Agent) sircle one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, Clerk Shelby County, AL 01/19/2024 08:14:48 AM	County

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\$106.00 JOANN

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