

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

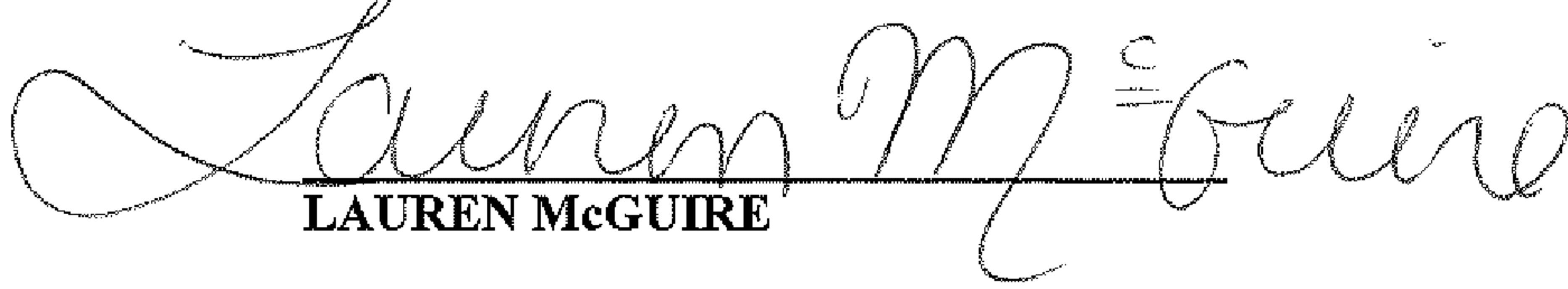
)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**

) WARRANTY DEED

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:

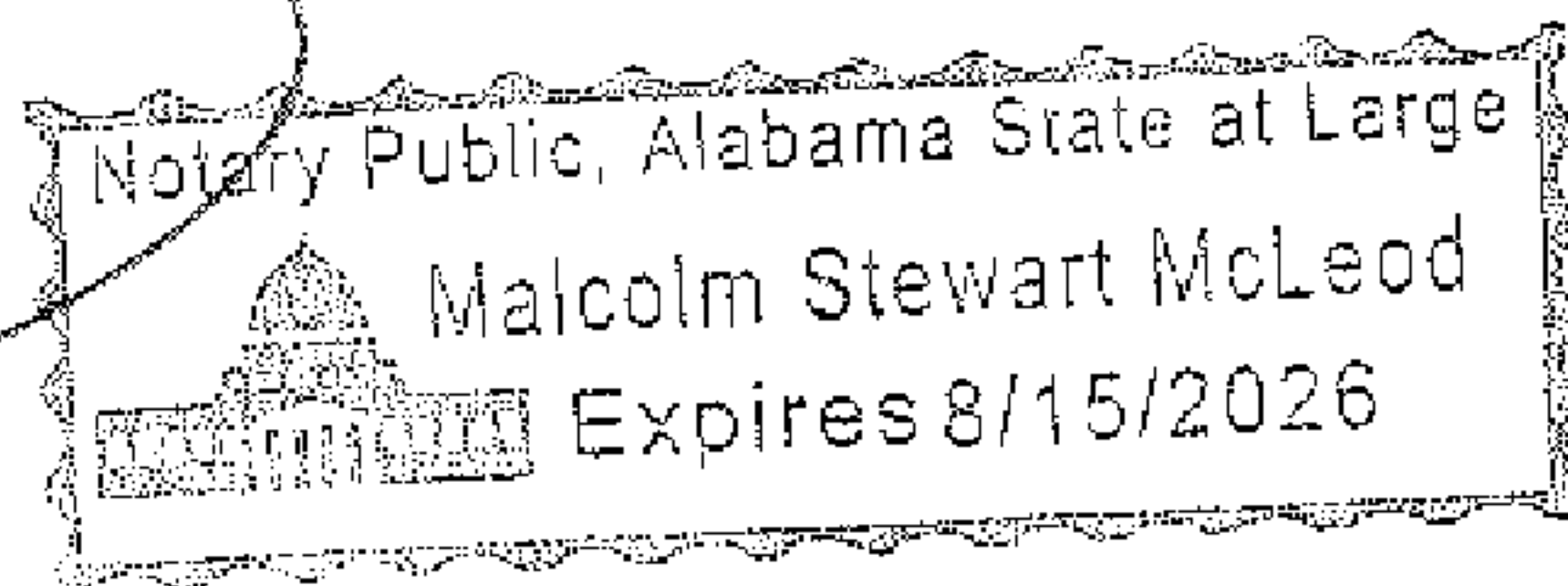


Exhibit A

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*Grantor's Name SHANNON MCGUIRE and LAUREN MCGUIREGrantee's Name SUMONA SARA AKHTER and MOHAMMAD JASIM UDDINMailing Address 22 MCGUIRE LANE
PELHAM, AL 35124Mailing Address 105 SUMMER CIR
BIRMINGHAM, AL 35242Property Address 22 MCGUIRE LANE
PELHAM, AL 35124Date of Sale January 17, 2024Total Purchase Price \$300,000.00

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).

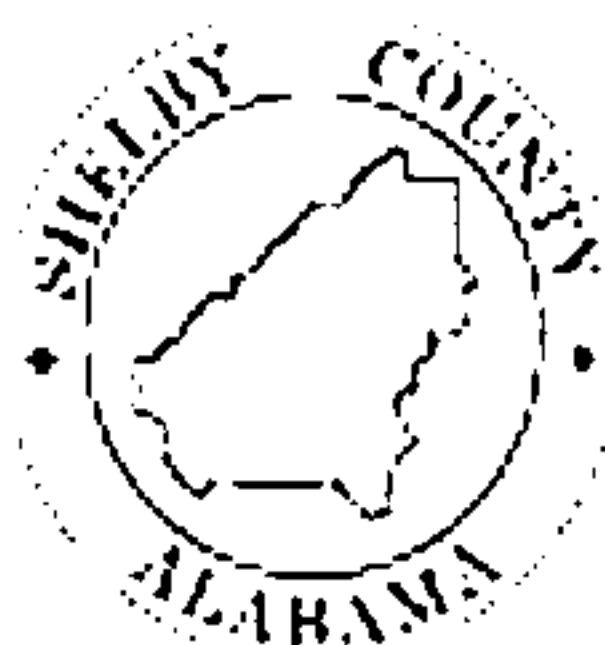
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date January 17, 2024Print Malcolm S. McLeod☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2024 08:14:48 AM
\$106.00 JOANN
20240119000014380

Allen S. Bayl