

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Spartan Invest, LLC**  
**2015 3<sup>rd</sup> Avenue North**  
**Birmingham, AL 35203**

STATE OF ALABAMA            )  
  
COUNTY OF JEFFERSON    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVENTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$73,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Sameer Panjwani, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Spartan Invest, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Commence at the SW corner of the NE 1/4 of the NW 1/4, Section 3, Township 22 South, Range 4 West; thence Easterly 721.68 feet to an old iron pin in place; thence 89 degrees 23 minutes 39 seconds left and run 229.79 feet to the point of beginning; thence continue along last described course 262.50 feet to the South ROW of a county road; thence right 102 degrees 53 minutes and run 157.50 feet along said ROW; thence right 77 degrees 07 minutes and run 262.50 feet; thence right 103 degrees 53 minutes and run 157.50 feet to the point of beginning. Situated in Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The property conveyed does not constitute the homestead of the grantor nor that of his spouse.

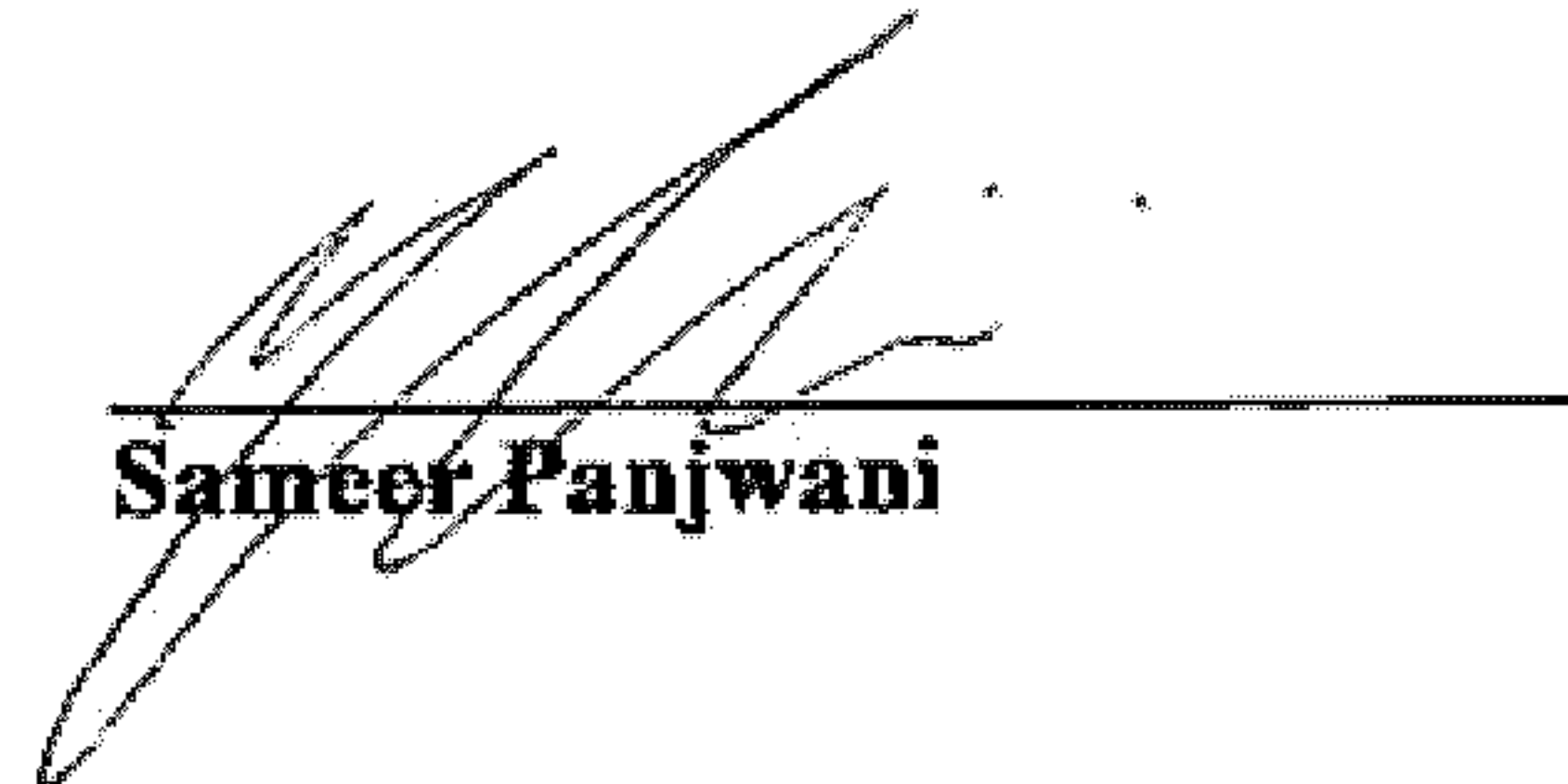
Property Address: **28 Magnolia Way, Montevallo, AL 35115**

**\$0.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is 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 herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **18th day of April, 2024.**

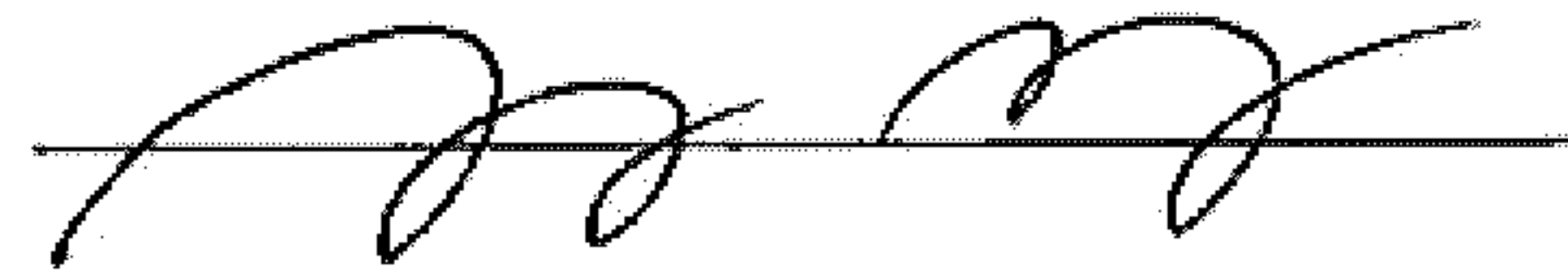
  
\_\_\_\_\_  
**Sameer Panjwani**

STATE OF TEXAS )

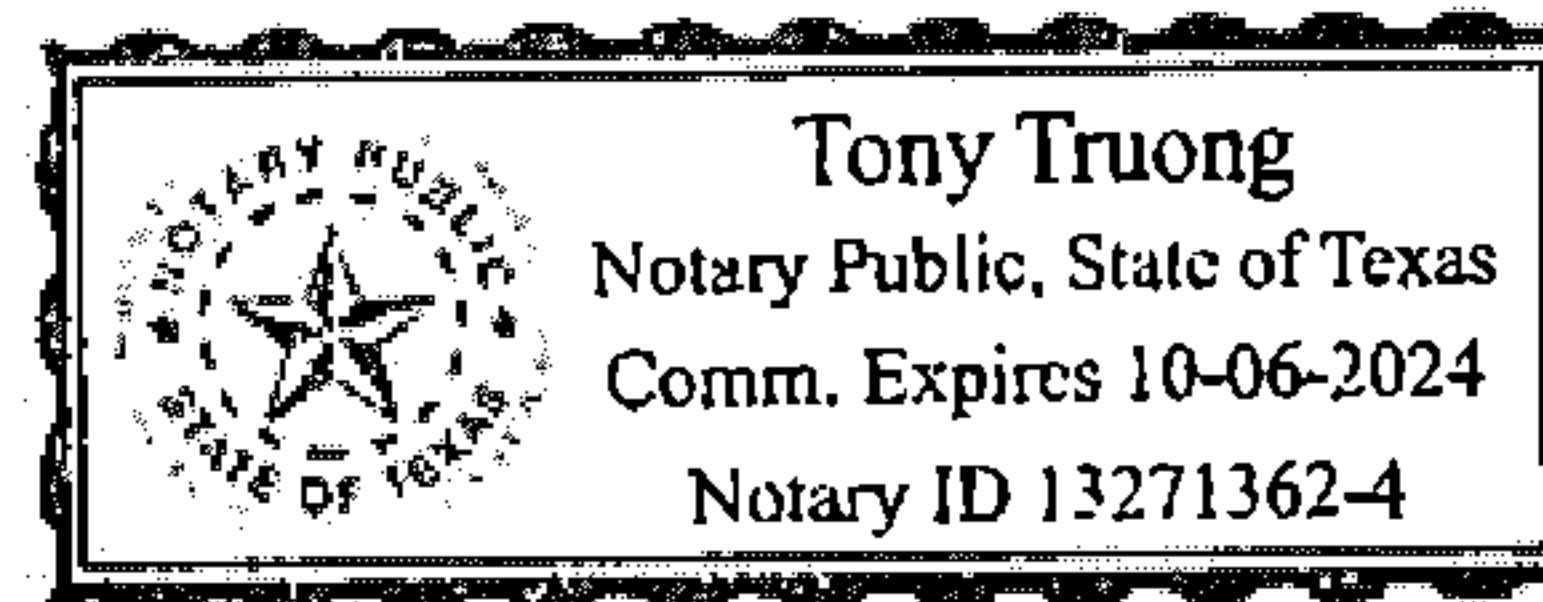
COUNTY OF HARRIS )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sameer Panjwani** 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of April, 2024.**

  
\_\_\_\_\_

NOTARY PUBLIC  
My Commission Expires: 10/06/2024



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

Grantor's Name Sameer Panjwani  
 Mailing Address 14 Honor Crest Run  
Sugar Land, TX 77498

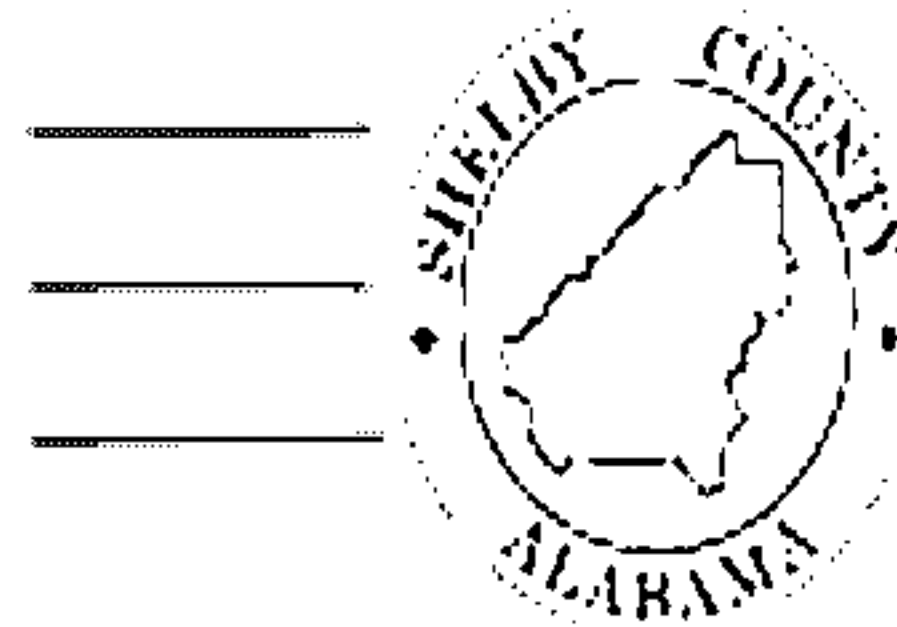
Grantee's Name Spartan Invest, LLC  
 Mailing Address 2015 3rd Avenue North  
Birmingham, AL 35203

Property Address 28 Magnolia Way  
Montevallo, AL 35115

Date of Sale April 18, 2024  
 Total Purchase Price \$73,500.00  
 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



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/19/2024 08:16:36 AM  
 \$101.50 JOANN  
 20240419000113500

If the conveyance document presented for recordation contains all of the required information re<sup>Ann S. Baylve,</sup>  
 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 4-18-2024 Print Jeff W. Parmer

☐ Unattested  
 (verified by)

Sign Jeff W. Parmer  
 (Grantor/Grantee/ Owner/Agent) circle one