

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Sahin Lalani and Shweta Lalani
1032 Kingston Road
Chelsea, AL35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$625,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Derek Thomas Neece and Amanda B. Neece

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Sahin Lalani

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-16, according to the Survey of Chelsea Park, First Sector, Phase 1 and Phase II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama,

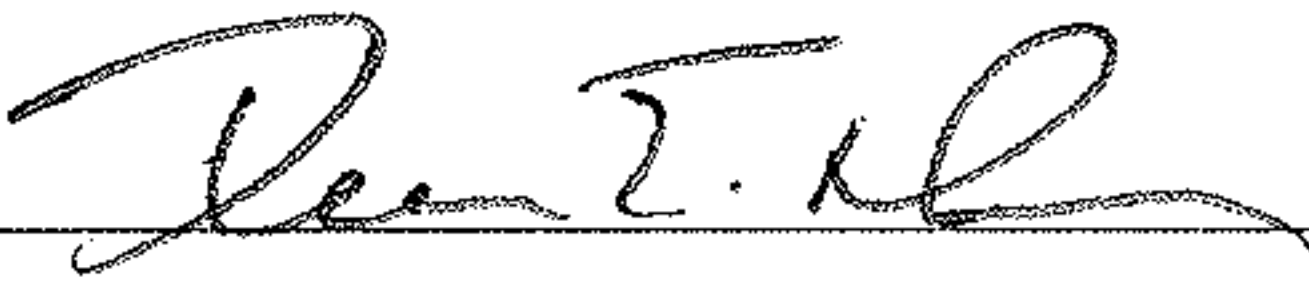
SUBJECT TO ALL MATTERS OF RECORD

\$500,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

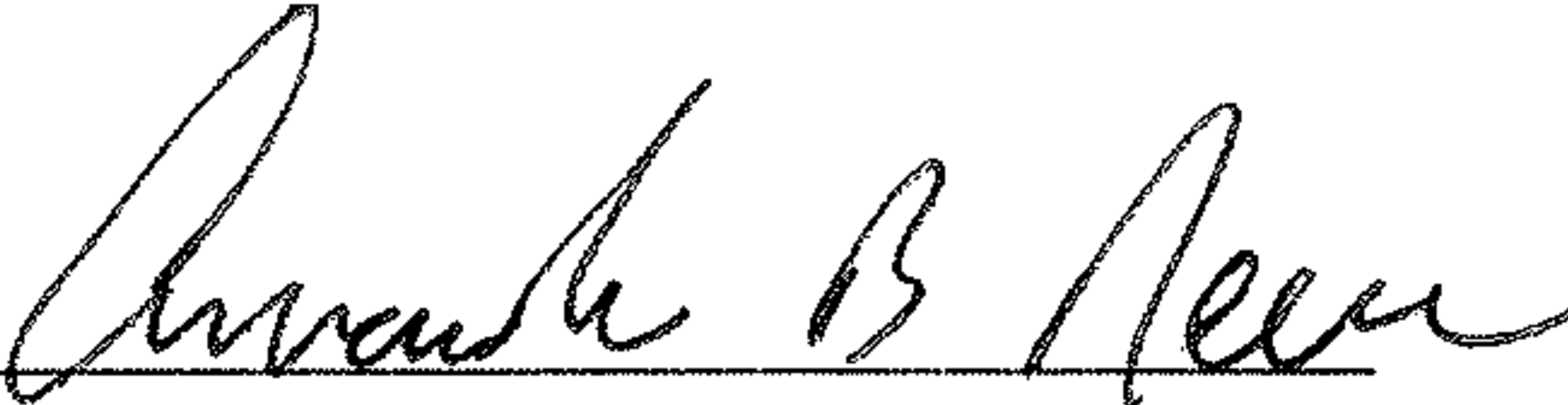
TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 29th day of May, 2024.



Derek Thomas Neece

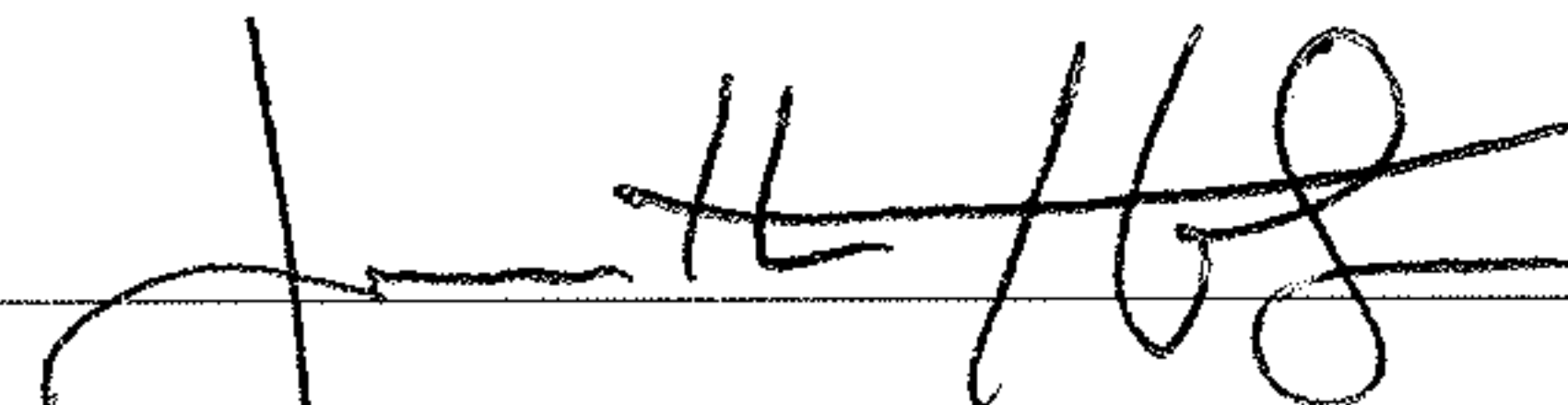


Amanda B. Neece

STATE OF Alabama
COUNTY OF Shelby

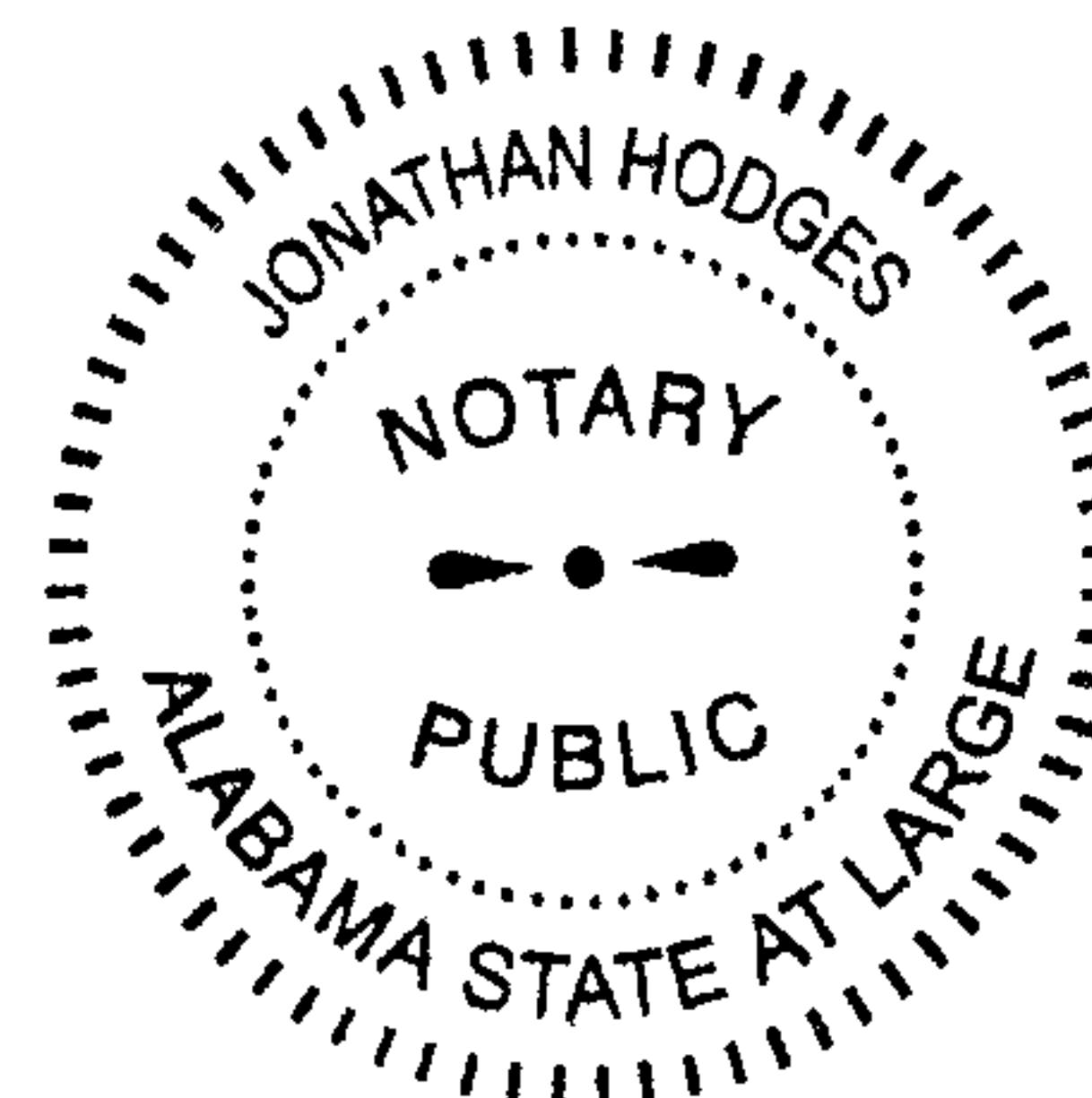
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Derek Thomas Neece and Amanda B. Neece**, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2024.


Notary Public

My Commission Expires:

My Commission Expires
October 7, 2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Derek Thomas Neece and Amanda B. NeeceGrantee's Name Sahin Lalani and Shweta LalaniMailing Address 1007 Carnoustie
Shoal Creek, AL 35242Mailing Address 1032 Kingston Rd
Chelsea, AL 35043Property Address 1032 Kingston Road
Chelsea, AL 35043Date of Sale May 31, 2024Total Purchase Price \$625,000.00

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

☐ Appraisal
☐ Other:

☐ Closing Statement

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 5-31-24Print Matthew Kidd

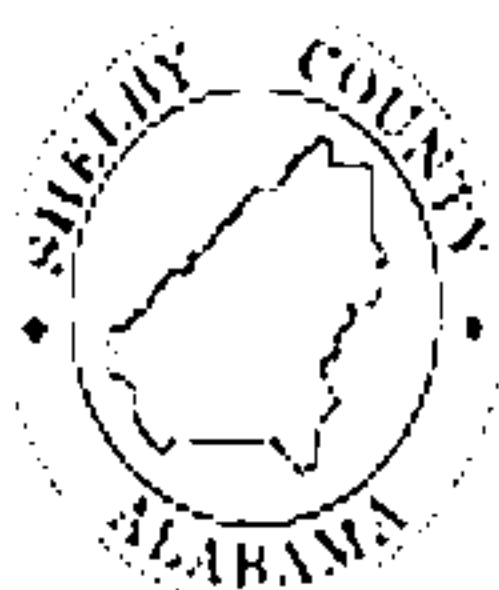
Unattested

Sign

(Grantor/Grantee/ Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2024 11:58:02 AM
\$153.00 PAYGE
20240603000164190



Allen S. Bayl

Form RT-1