

File No.: 24004

WARRANTY DEED

STATE OF ALABAMA	)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
	)	Salamat A. Chaudhry	Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
COUNTY OF SHELBY	)	211 Stonecreek Place	Street North, Suite 209, Alabaster, AL 35007.
		Calera, AL 35040	No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that **Briar Cain Thomas and Lauren Elizabeth Potts Thomas**, husband and wife, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$235,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Salamat A. Chaudhry** (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

Lot 143, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

\$188,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

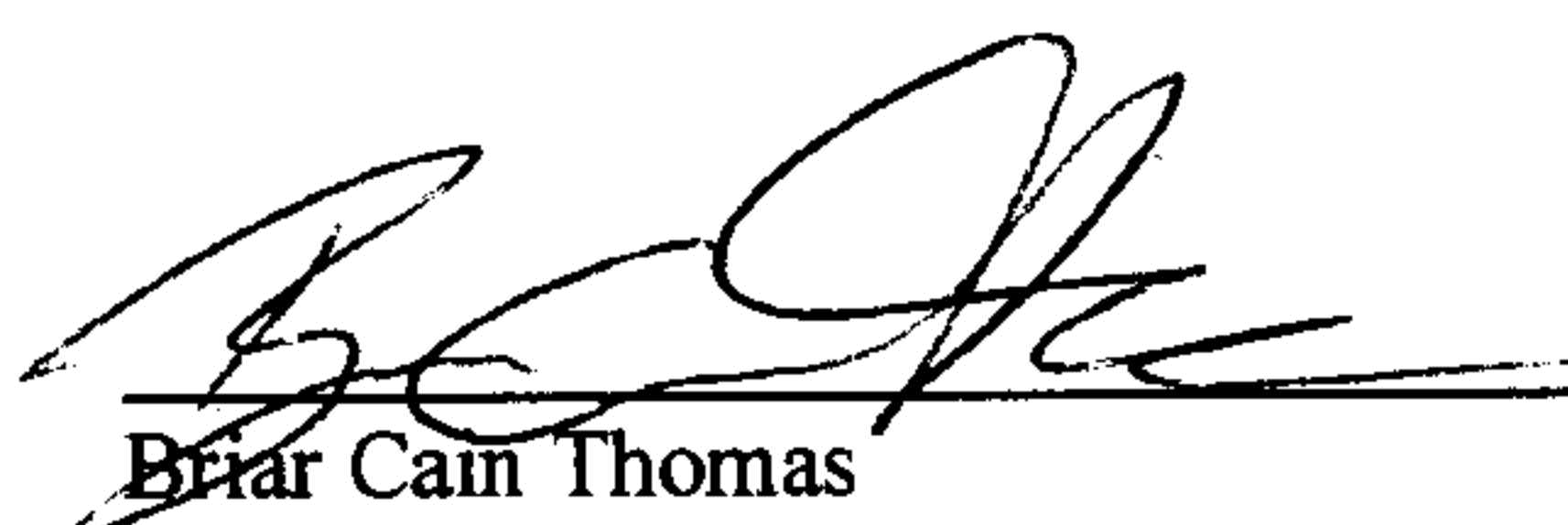
****Lauren Elizabeth Potts Thomas is one and same as and formerly known as Lauren Elizabeth Potts, grantee under that certain deed recorded at Instrument No. 20200609000232280 in the Probate Office of Shelby County Alabama.****

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on June 5, 2024.

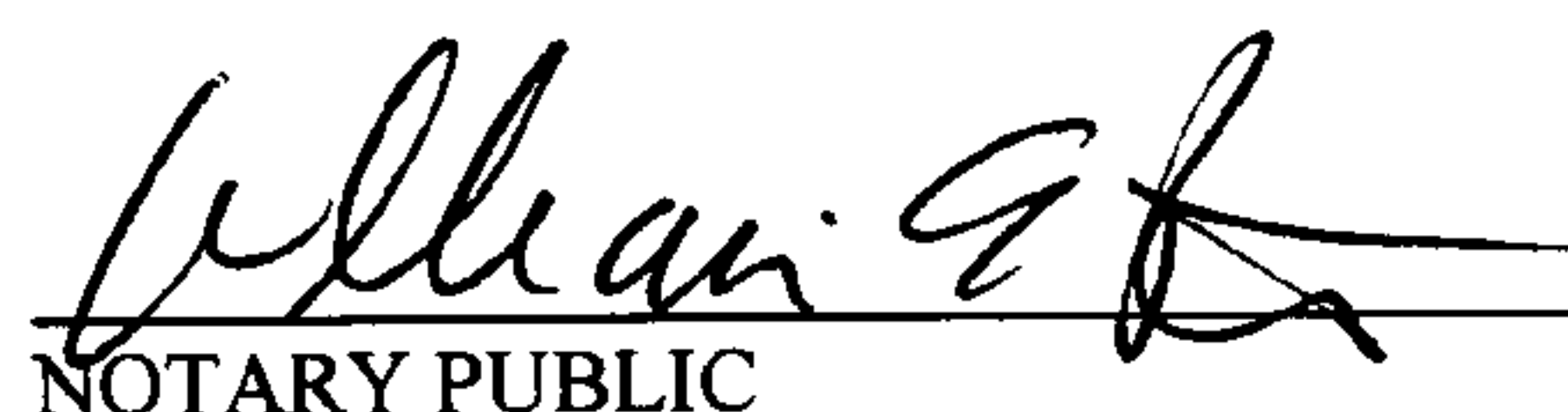

Briar Cain Thomas

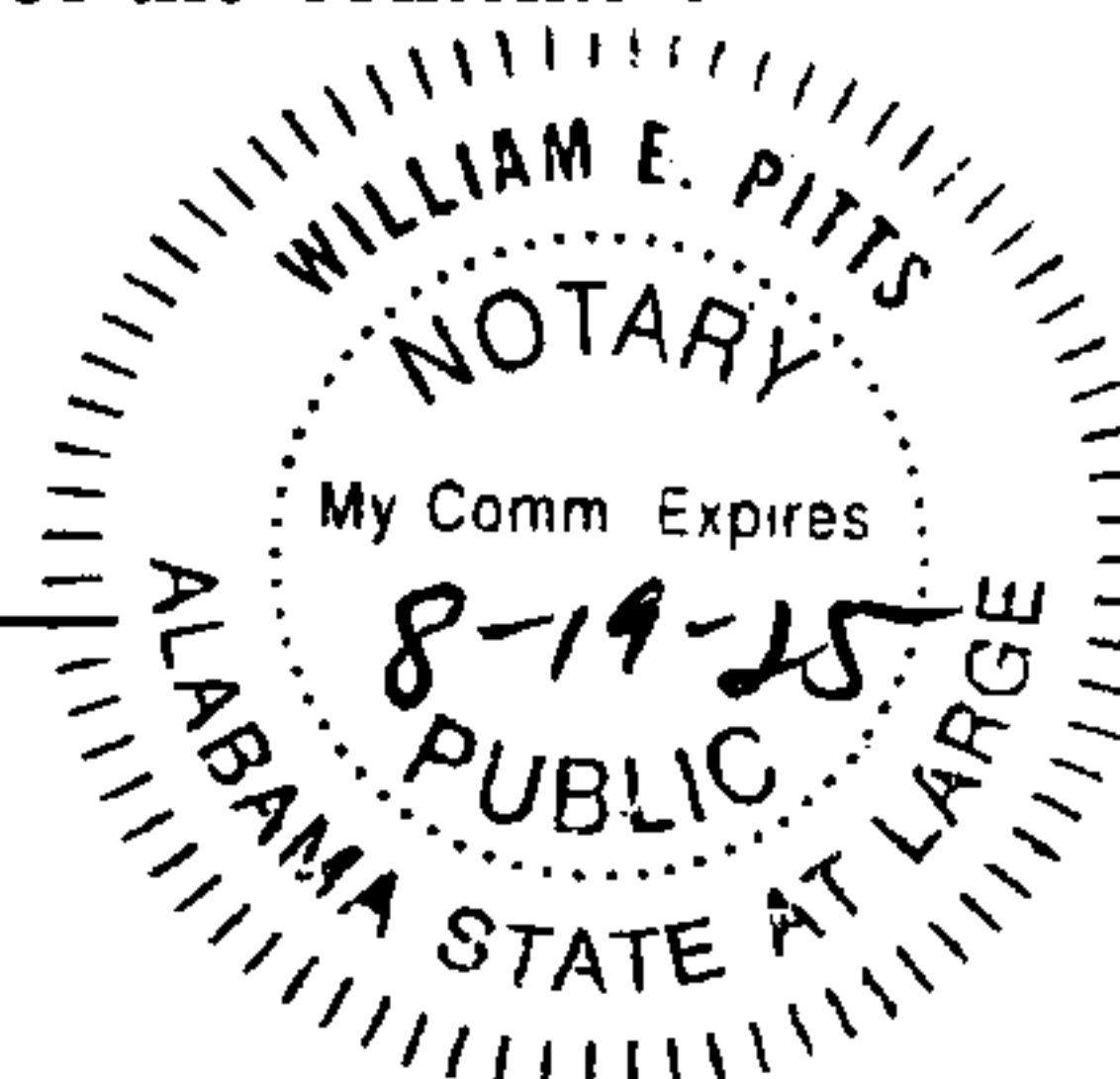

Lauren Elizabeth Potts Thomas

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Briar Cain Thomas and Lauren Elizabeth Potts Thomas whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 5, 2024.


NOTARY PUBLIC



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

Grantor's Name	Briar Cain Thomas and	Grantee's Name	Salamat A. Chaudhry
Mailing Address	Lauren Elizabeth Potts Thomas	Mailing Address	123 Crestmont Lane
	211 Stonecreek Place		Pelham, AL 35124
	Calera, AL 35040		
Property Address	211 Stonecreek Place	Date of Sale	June 5, 2024
	Calera, AL 35040	Total Purchase Price	\$ 235,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ 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 June 5, 2024

Print W Eric Pitts

☐ Unattested

Sign W Eric Pitts

(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
06/05/2024 12:13:51 PM
\$73.00 JOANN
20240605000167450

Form RT-1



Allen S. Boyd