

SEND TAX NOTICE TO:

Michael Shabani and Sara Shabani

4024 Greystone Drive

Hoover, AL 35242

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Joseph E. Obermeyer, as Personal Representative and as Trustee of the Estate of Philip Timothy Cole, Deceased, Shelby County Probate Case No. PR-2023-001010**, whose address is 1454 Southbay Drive, Osprey, FL 34229

(hereinafter "Grantor", whether one or more), by **Michael Shabani and Sara Shabani**, whose address is 4024 Greystone Drive, Hoover, AL 35242

(hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Michael Shabani and Sara Shabani, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

Property 1:

Lot 105-B, according to Cole's Resurvey at Shoal Creek as recorded in Map Book 28, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID #: 03-7-26-0-000-052.000

Address: 509 Carnoustie, Shoal Creek, AL 35242

Property 2:

Lot 103, according to the map of Shoal Creek, as recorded in Map Book 6, page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID #: 03-7-35-0-000-003.000

Address: 1 Gleneagles, Shoal Creek, AL 35242

Property 3:

Lot 102-A, according to the resurvey as recorded in Map Book 7, page 21, in the Probate Office of Shelby County, Alabama, of Lots 16, 20, 21, 98, 99, 100, 101, 102, 105, and a portion of a vacated road and a portion of vacated common area, in Shoal Creek as recorded in Map Book 6, page 150.

Parcel ID #: 03-7-35-0-000-004.000

Address: 3 Gleneagles, Shoal Creek, AL 35242

Philip Cole, the grantee in deeds recorded in Instrument Number 20120601000194190 and Instrument Number 20120601000194200, is one and the same person as Philip Timothy Cole.

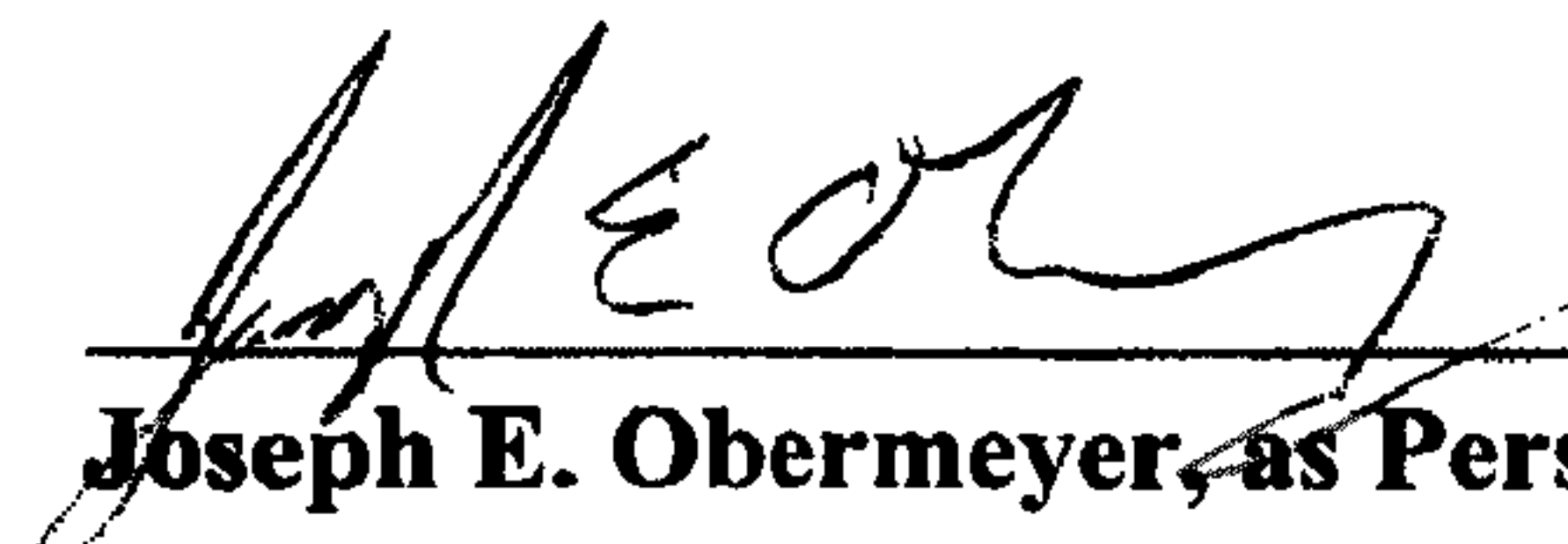
Philip Cole, the affiant in affidavit recorded in Instrument Number 20140822000264270, is one and the same person as Philip Timothy Cole.

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse, if any.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25th day of July, 2024.



**Joseph E. Obermeyer, as Personal Representative
and as Trustee of the Estate of Philip Timothy Cole,
Deceased, Shelby County Probate Case No. PR-2023-001010**

STATE OF FLORIDA

COUNTY OF Sevilla

I, the undersigned Notary Public in and for said County and State, hereby certify that **Joseph E. Obermeyer**, whose name as Personal Representative and as Trustee of the Estate of Philip Timothy Cole, Deceased, Shelby County Probate Case No. PR-2023-001010 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 conveyance, he, as such Personal Representative and Trustee, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

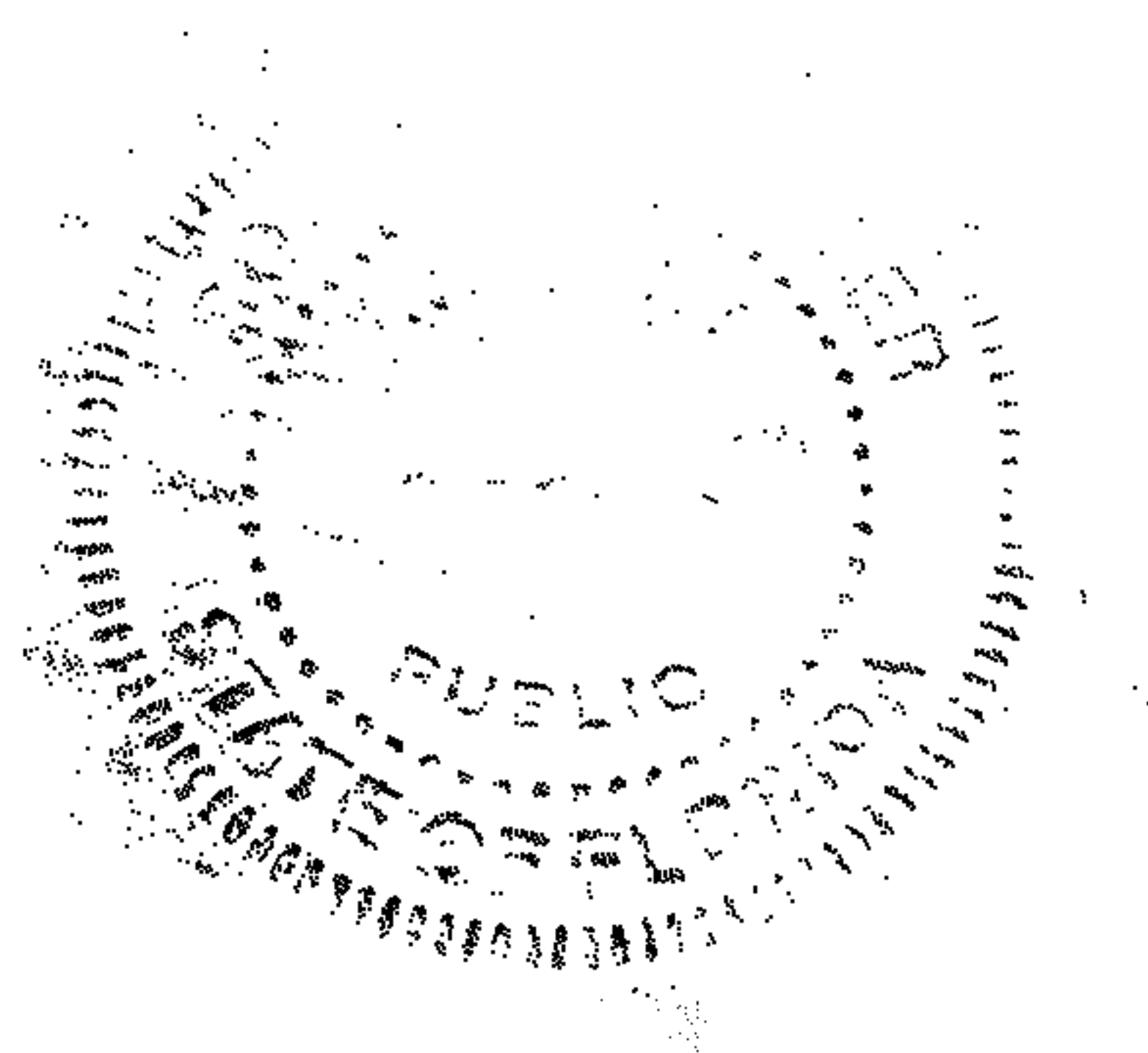
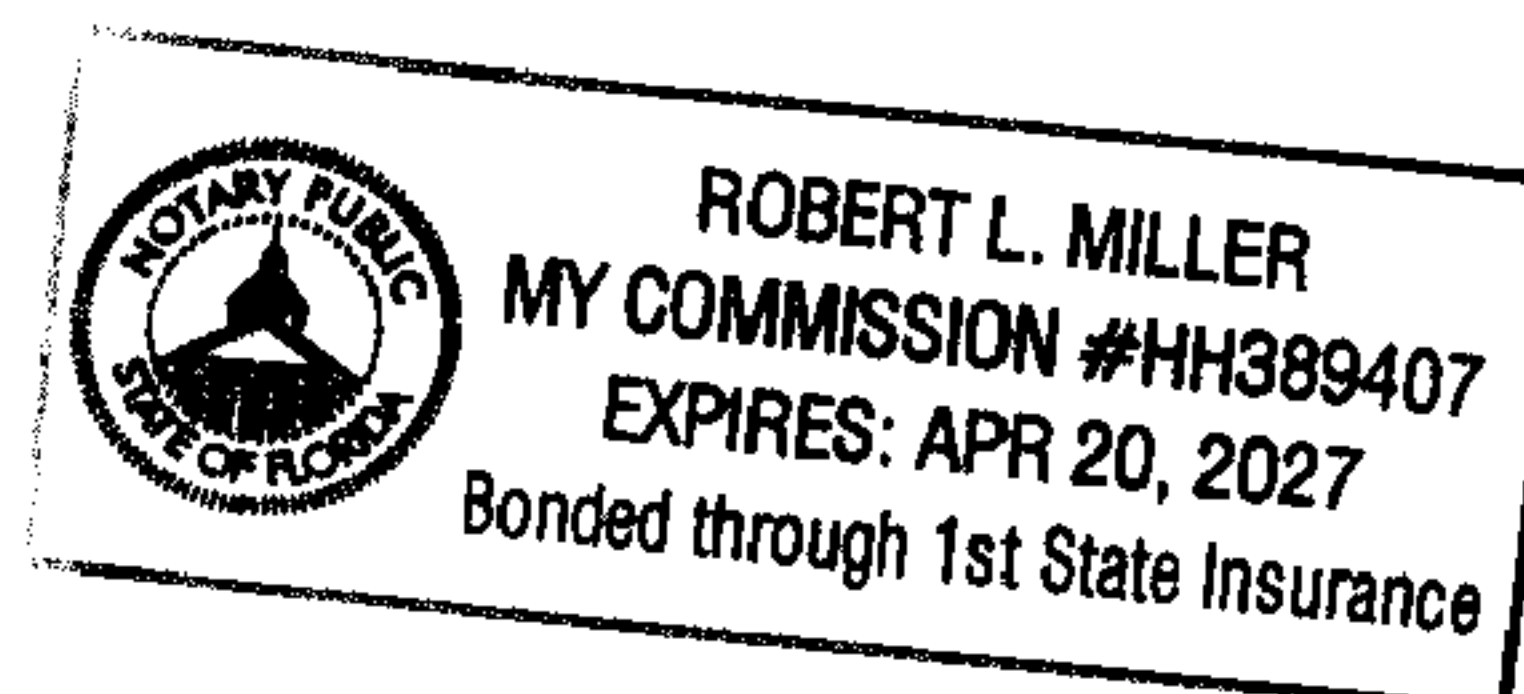
Given under my hand and official seal this 25th day of July, 2024.

Robert L. Miller

Notary Public

Print Name:

My Commission Expires:



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

Grantor's Name Joseph E. Obermeyer, Personal Representative
 Mailing Address and Trustee of the Estate of Philip Timothy Cole
1454 Southbay Drive
Osprey, FL 34229

Grantee's Name Michael Shabani and Sara Shabani
 Mailing Address 4024 Greystone Drive
Hoover, AL 35242

Property Address 509 Carnoustie, Shoal Creek, AL 35242, &
1 Gleneagles, Shoal Creek, AL 35242, &
3 Gleneagles, Shoal Creek, AL 35242

Date of Sale 07/25/2024
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 2,155,530.00

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 Assessor's value under the following 3 parcel #s
☐ Closing Statement Parcel # 03-7-26-0-000-052.000, Parcel # 03-7-35-0-000-003.000, &
 Parcel # 03-7-35-0-000-004.000

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 07/26/2024

Print HYLAND WEHUNT

 Unattested

Sign 
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/29/2024 10:13:34 AM
 \$2188.00 PAYGE
 20240729000231840

Allen S. Bayl