

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Quickway Enterprises LLC
2125 Arbor Hill Parkway
HOOVER AL 35244

Know all men by these presents:

That in consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$ 260,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mohammad Shafi Alam and Shahida Khatoon Alam A MARRIED COUPLE Married(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Quickway Enterprises LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 13A, according to the Survey of resurvey of Lots 12 & 13 of Sixth Sector Chanda Terrace as recorded in Map Book 27, Page 147 Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$115,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 29th day of July, 2024



Mohammad Shafi Alam



Shahida Khatoon Alam

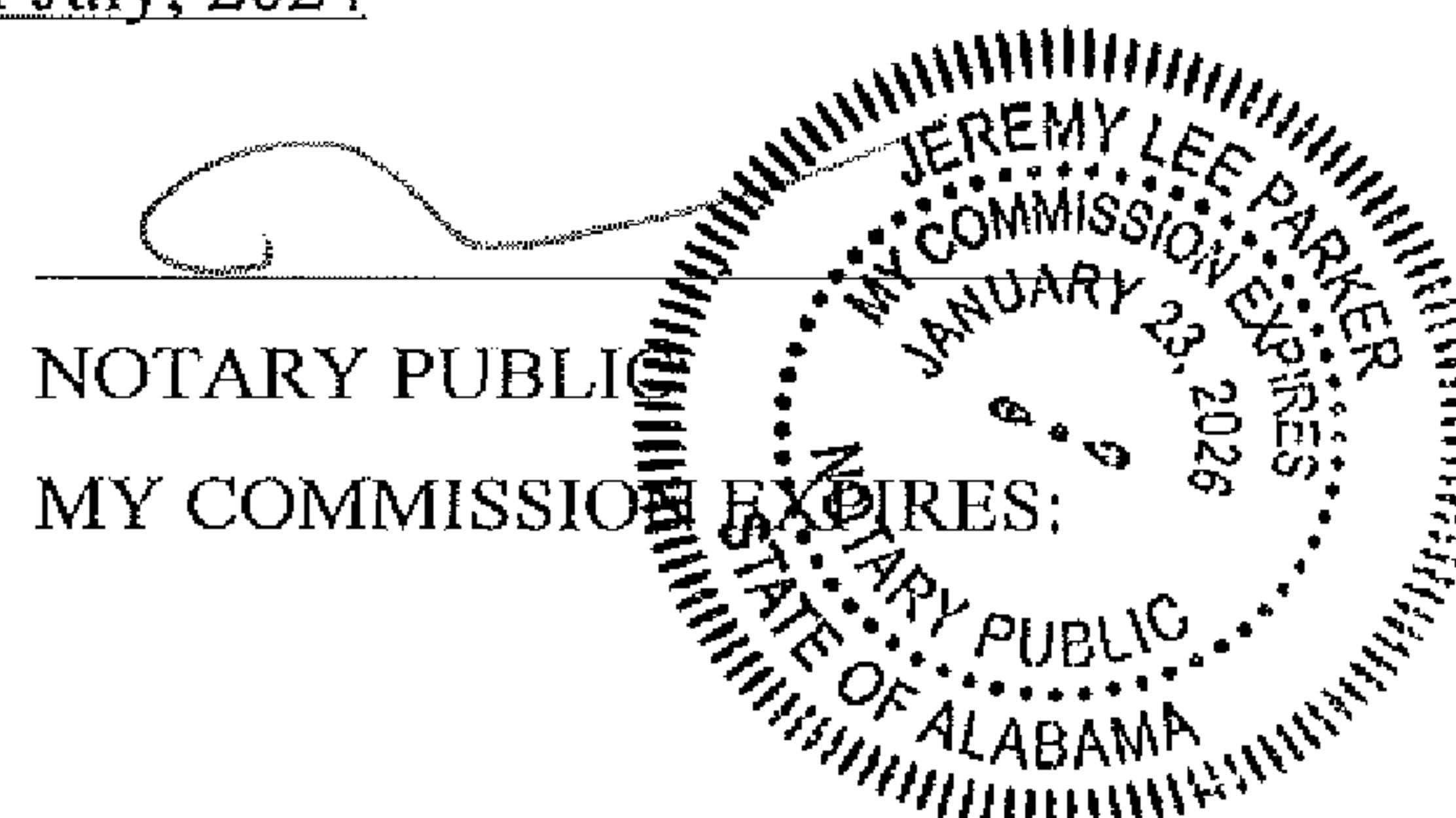
STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Mohammad Shafi Alam S and Shahida Khatoon Alam whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

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

Grantor's Name	Mohammad Shafi Alam and Shahida Khatoon Alam	Grantee's Name	Quickway Enterprises LLC
Mailing Address	2747 Wellington Drive Pelham, AL 35124		2125 Arbor Hill Parkway HOOVER AL 35244
Property Address	2747 Wellington Drive Pelham, AL 35124	Date of Sale	July 29, 2024
		Total Purchase Price Or Actual Value Or Assessor's Market Value	\$260,000.00 \$ \$

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 to
 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: 07/29/2024

Print: Mohammad Shafi Alam
 Sign: 

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)
Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

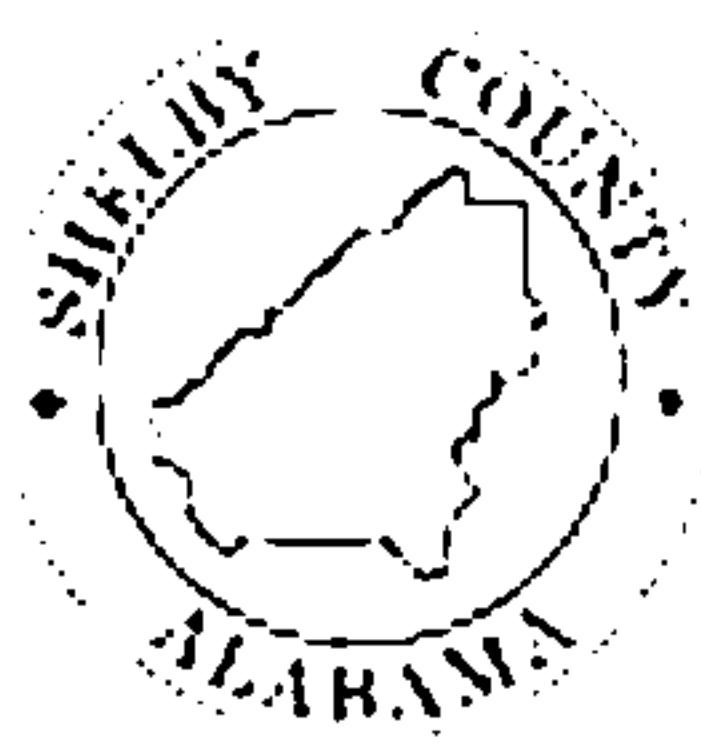
Clerk

Shelby County, AL

08/06/2024 08:02:04 AM

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