

State of Alabama)  
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred thirty five thousand and no/100 dollars (\$235,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Mohammad Jasim Uddin, a married individual (**Grantor**) whose address is 105 Summer Circle, Birmingham, Alabama 35242 does grant, bargain, sell and convey unto Harvey Andrew Pleasanton, Jr. (**Grantee**) whose address is 227 Cambrian Ridge Trail, Pelham, Alabama 35124 the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 40, ACCORDING TO THE MAP AND SURVEY OF CAMBRIAN RIDGE AS RECORDED IN MAP BOOK 21, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,**  
aka 227 CAMBRIAN RIDGE TRAIL, PELHAM, ALABAMA 35124

**SUBJECT TO:**  
Ad valorem taxes due October 1, 2024.  
Protective covenants and restrictions in Inst. No. 1996-13968  
Easement or right of way to Alabama Power Company in Deed Book 141, Page 596.  
20 foot building set back line from Cambrian Ridge Trail as shown on Map Book 21, Page 8  
Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Inst. No. 1996-12716 and Book 168, Page 985.

*\$223,250.00 of the consideration was paid from the proceeds of a purchase money mortgage.*  
**The property conveyed does not constitute the homestead of the Grantor, or his spouse.**

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs, successor and assigns forever.

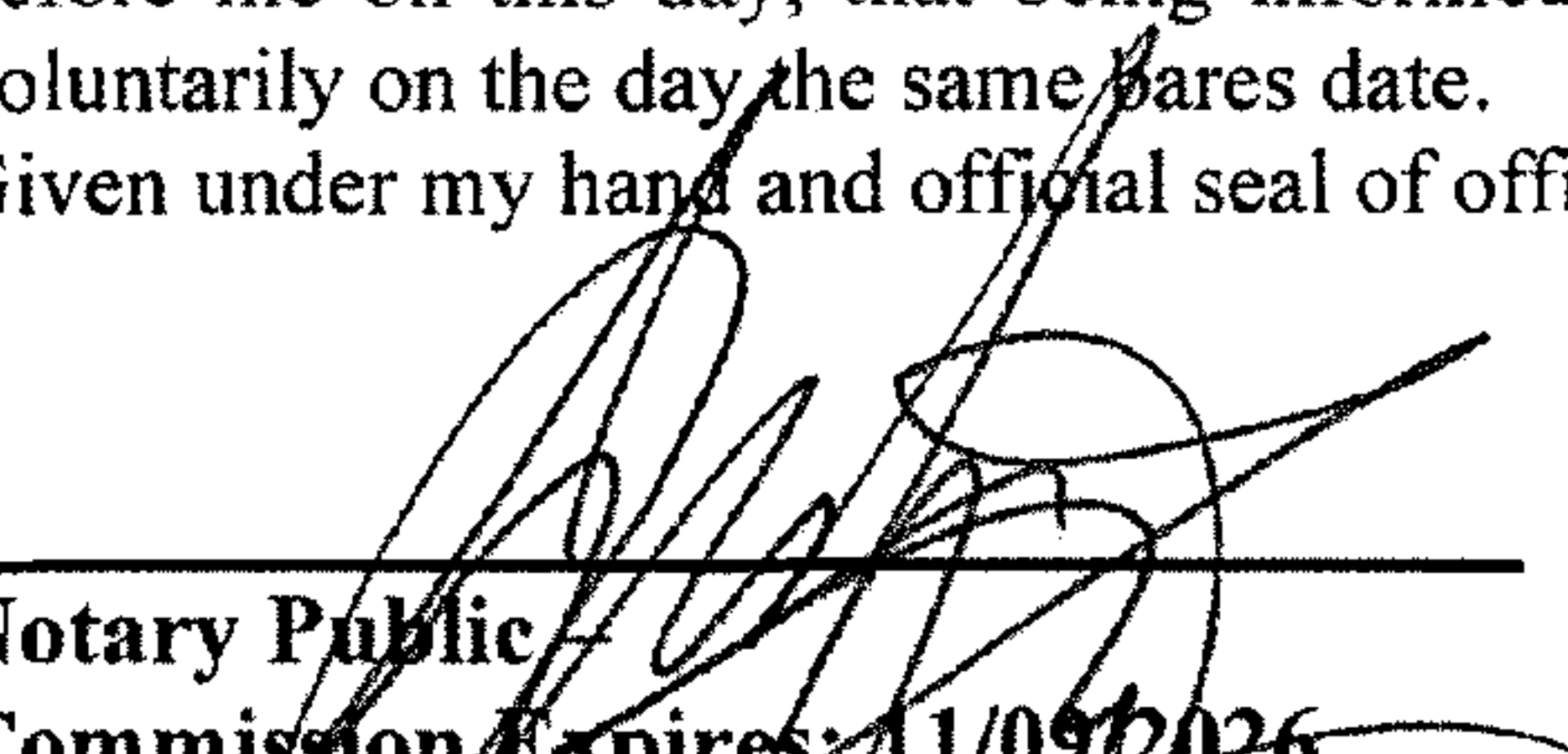
And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has caused this conveyance to be executed this the 19<sup>TH</sup> day of August, 2024.

  
\_\_\_\_\_  
**MOHAMMAD JASIM UDDIN**

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Mohammad Jasim Uddin 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 said conveyance, he executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal of office this 19<sup>TH</sup> day of August, 2024.

  
\_\_\_\_\_  
**Notary Public**  
**Commission Expires: 11/09/2026**

GENE W. GRAY, JR.  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
**FILE #224185**

**SEND TAX NOTICE TO:**  
Harvey Andrew Pleasanton, Jr.  
227 Cambrian Ridge Trail  
Pelham, Alabama 35124  
**ID# 13-6-13-1-002-040-000**

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 JASIM UDDIN  
Mailing Address 105 SUMMER CIRCLE  
BIRMINGHAM, AL 35242

Grantee's Name HARVEY ANDREW  
Mailing Address PLEASANTON, JR.  
227 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

Property Address 227 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

Date of Sale 08/19/2024  
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 8/19/24

Print GENE W. GRAY, JR.

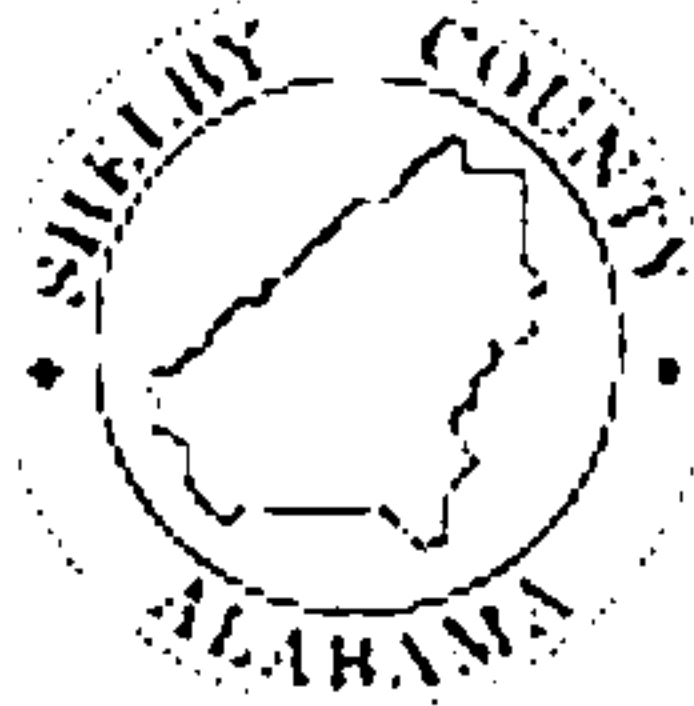
☐ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/20/2024 08:06:59 AM  
\$37.00 PAYGE  
20240820000259430

*Allen S. Bevil*