

This instrument was prepared by:
Brandon Cooper
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
Kelly R. Vaziri
Saeid Vaziri
2077 Grey Oaks Terrace
Pelham, Alabama 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know All Persons by These Presents: That in consideration of ONE HUNDRED DOLLARS AND NO CENTS (\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

SAEID VAZIRI and KELLY R. VAZIRI, husband and wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

SAEID VAZIRI and KELLY R. VAZIRI, Trustees of the SAEID and KELLY VAZIRI FAMILY TRUST dated April 1, 2024, and any amendments thereto

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
Shelby County, Alabama to-wit:

Unit 1108 in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, said Plan being filed for record in Map Book 28, Page 141, in the probate Office of Shelby County, Alabama.

Parcel Number: 10 1 01 0 991 110.000

Property Address: 1108 Morning Sun Drive, Birmingham, Alabama 35242

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Title to all minerals within and underlying the premises, not owned by the grantor.
3. Easement, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. Property description taken from Warranty Deed Jointly for Life with Remainder to Survivor recorded on 9/11/2020 Inst. # 20200911000407420.

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

Grantor's Name SAEID VAZIRI
 Mailing Address KELLY R. VAZIRI
2077 Grey Oaks Terrace
Pelham, Alabama 35124

Grantee's Name SAEID and KELLY VAZIRI
 Mailing Address FAMILY TRUST
2077 Grey Oaks Terrace
Pelham, Alabama 35124

Property Address 1108 Morning Sun Drive
Birmingham, Alabama 35242
Parcel 10-1-0-991-110.000

Date of Sale 04/25/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 158,000

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 Property Tax Statement
☐ 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 _____

Print _____

Kelly R. Vaziri

Filed and Recorded
 Official Public Records
 Notary of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/30/2024 12:07:55 PM
 \$187.00 JOANN
 20240830000271560

Sign _____

Kelly R. Vaziri

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Allen S. Bayl