

This instrument was prepared by:  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

Send tax notice to:  
Adnan Amir Bhimani  
247 Amber Avenue  
Calera, AL 35040

**QUITCLAIM DEED**

Note: The following conveyance was prepared without the benefit of a title search.

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to undersigned Grantors by Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

**Adnan Bhimani and Isis Bhimani, Husband and wife**

(herein referred to as Grantors) hereby remise, release, quitclaim, grant, sell, and convey unto

**Adnan Amir Bhimani, who is one and the same and also known as Adnan Bhimani**

(herein referred to as Grantee), all of Grantors' right, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

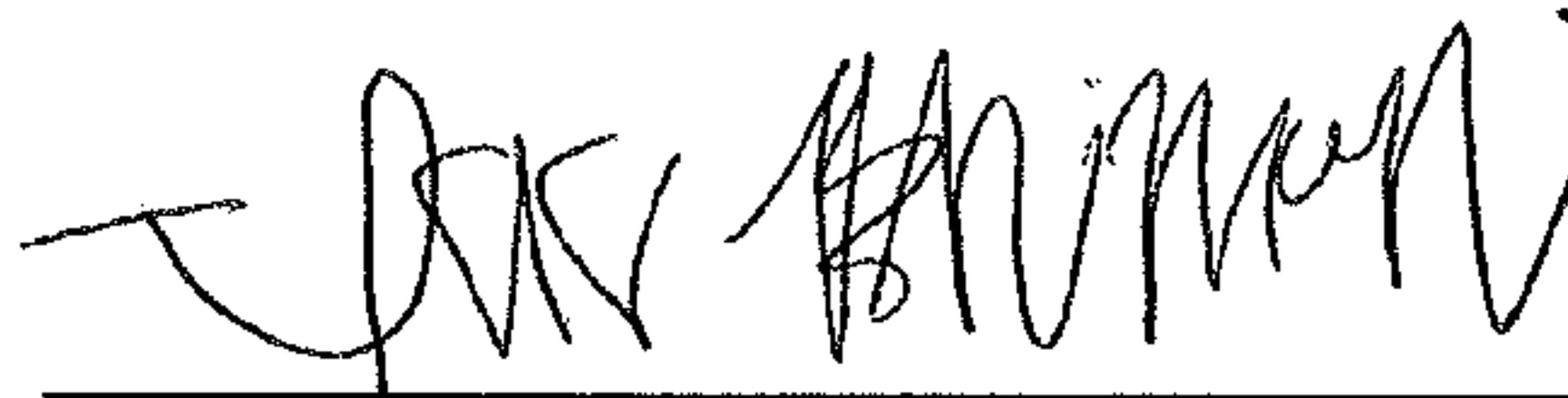
**Lot 74, according to the Survey of Camden Park, Phase Three, Sector One, as recorded in Map Book 58, page 32 A&B, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 15<sup>th</sup> of October, 2024.

  
Grantor – Adnan Bhimani

  
Grantor – Isis Bhimani

STATE OF ALABAMA )

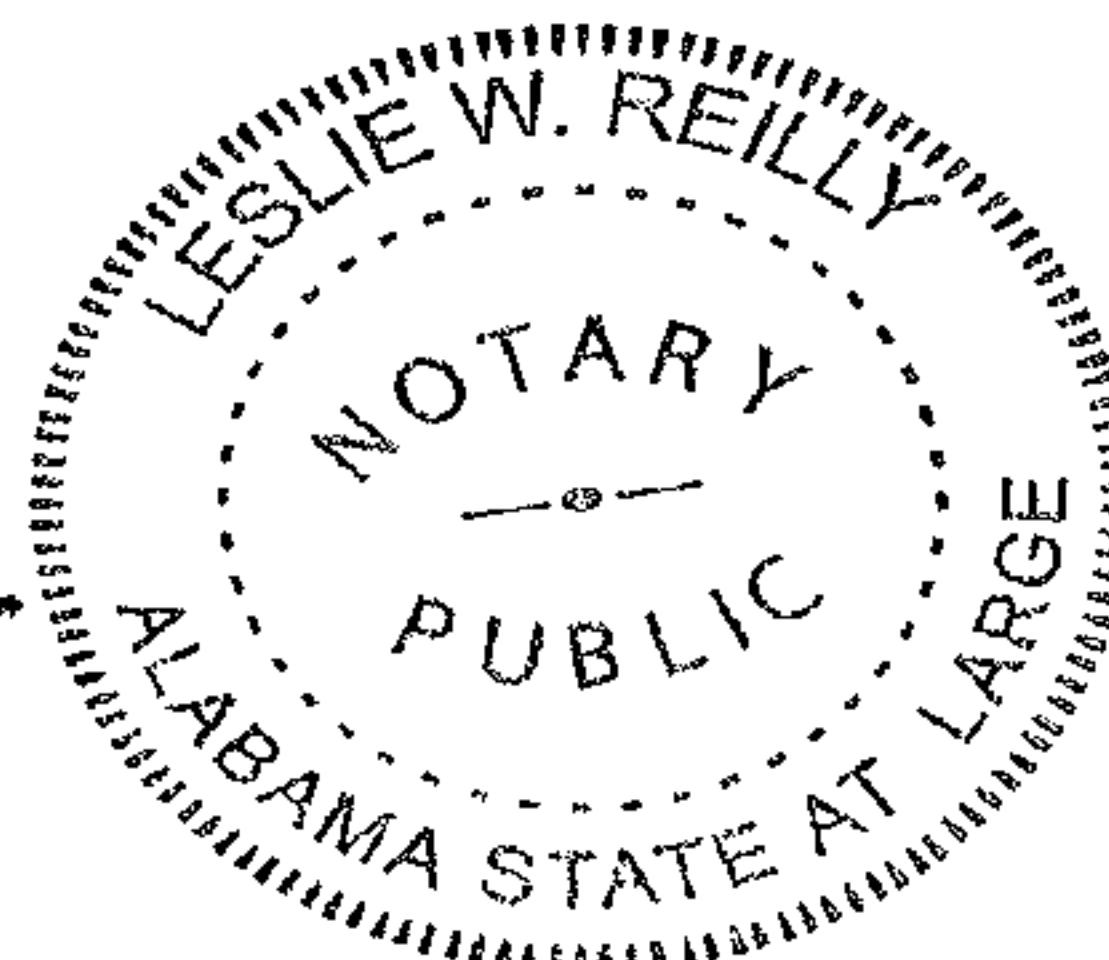
COUNTY OF JEFFERSON )

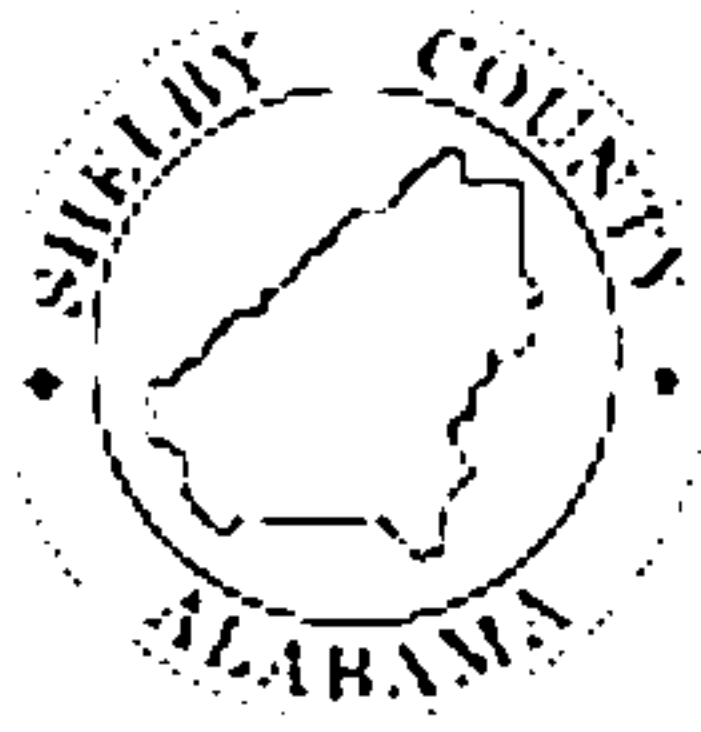
I, the undersigned, Notary Public in and for said County and State, hereby certify that Grantors whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily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

Given under my hand and official seal this 15<sup>th</sup> day of October, 2024.

  
Notary Public

My Commission Expires: 2-4-25





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/16/2024 08:00:24 AM**  
**\$55.50 DANIEL**  
**20241016000324130**

*Allen S. Byrd*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Adnan Amir Bhimani and Isis Bhimani</u>	Grantee's Name	<u>Adnan Amir Bhimani</u>
Mailing Address	<u>247 Amber Avenue</u>	Mailing Address	<u>247 Amber Avenue</u>
	<u>Calera, AL 35040</u>		<u>Calera, AL 35040</u>
Property Address	<u>247 Amber Avenue</u>	Date of Sale	<u>10 / 15 / 2024</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$27,500.00 (1/2 value)</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>ASSESSED PROPERTY VALUE AT TIME OF SALE</u>
<input type="checkbox"/> 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 10 / 15 / 20

☒ Unattested

(verified by)

Print

Sign

*Adnan Amir Bhimani*  
*Adnan Amir Bhimani*  
 (Grantor/Grantee/Owner/Agent) circle one