



20241112000350430 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
11/12/2024 10:29:20 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Nouman Akbar Malik, deceased, in accordance with his will probated in Case No. PR-2022-001082 in the Probate Court of Shelby County, Alabama, the undersigned Neeta Malik, personal representative of said estate (herein referred to as GRANTOR) does grant, bargain, sell and convey to Neeta Malik (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 1:

Lot No. 14, according to Central Hills Subdivision in the Town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2:

Lots 1 & 2 of Oak Hills Estates as shown by map recorded in Map Book 4, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

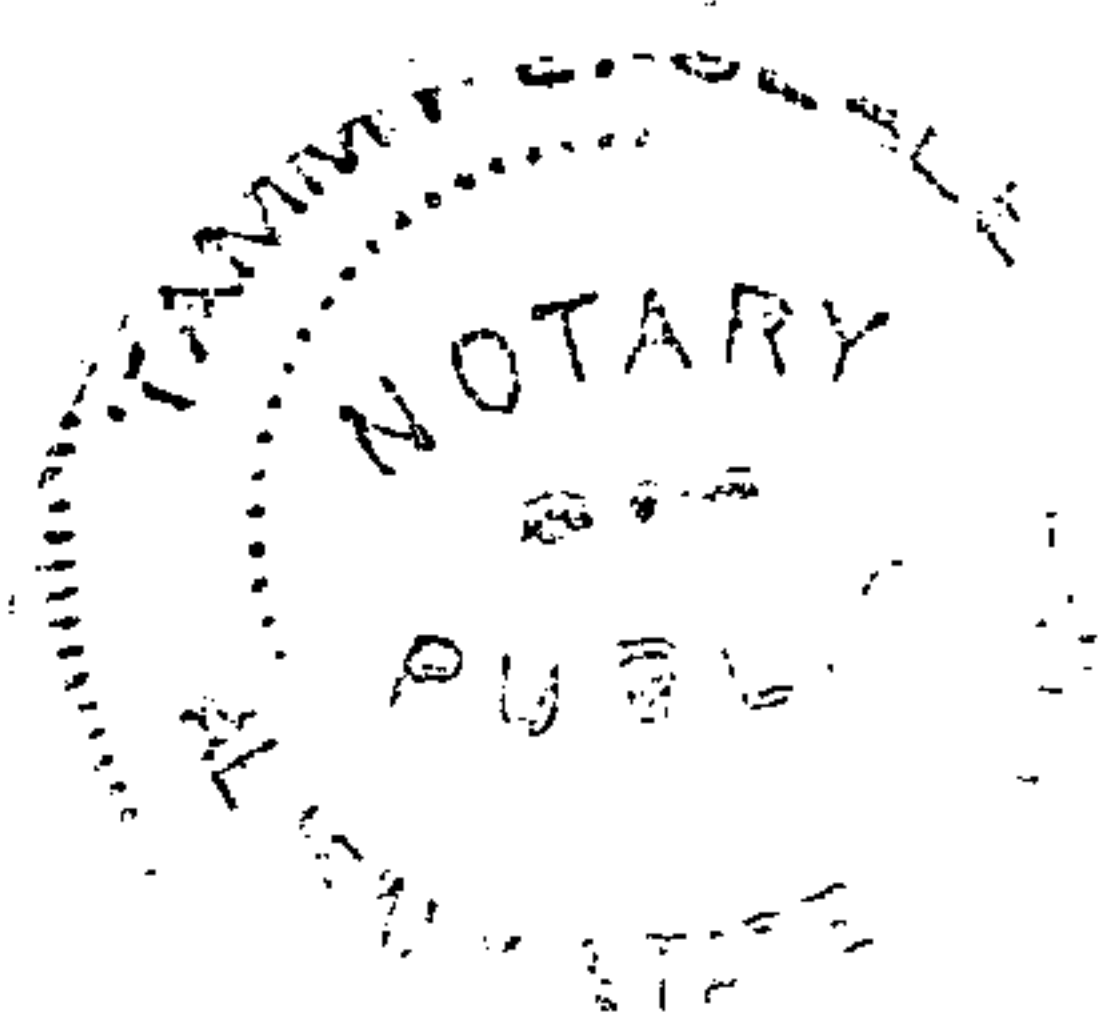
IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 11th day of November, 2024.

Neeta Malik
Neeta Malik as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neeta Malik, whose name as personal representative of the estate of Nouman Akbar Malik, deceased, 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, she as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November, 2024.



William R. Justice
Notary Public

My commission expires: 07-12-2027

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Estate of Nouman Akbar Malik
Mailing Address 357 Hwy 304
Calera, AL 35040

Grantee's Name Neeta Malik
Mailing Address 357 Hwy 304
Calera, AL 35040

Property Address 40 Oakland Avenue
Wilsonville, AL 35186

Date of Sale 11-11-24
Total Purchase Price \$

or
Actual Value \$ 232,900.00

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 assessor's current market value
☐ 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 11-11-24

Print Neeta Malik, personal representative

Unattested

Sign

Neeta Malik

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1