

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, AL 35244

Send Tax Notice To:
M2 Investments, LLC
1809 E. Broadway
Oviedo, FL 32765

File: **AL1-24-0350**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty Thousand Dollars And No/100ths (\$220,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Fahat A. Janjua and Mohammad Aftabazam Janjua, a married couple** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **M2 Investments, LLC** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of **Shelby**, and State of Alabama, to wit:

Lot 6, Block 5, according to the Survey of Wooddale, Third Sector as recorded in Map Book 5, Page 133 in the Probate Office of Shelby County, Alabama.

Together with a purchase money mortgage in the amount of \$198,000.00 recorded simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, and its assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, and it's assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, and it's assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, and it's assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this the 27th day of November, 2024.

Fahat A Janjua
Fahat A. Janjua

Mohammad Aftabazam Janjua
Mohammad Aftabazam Janjua

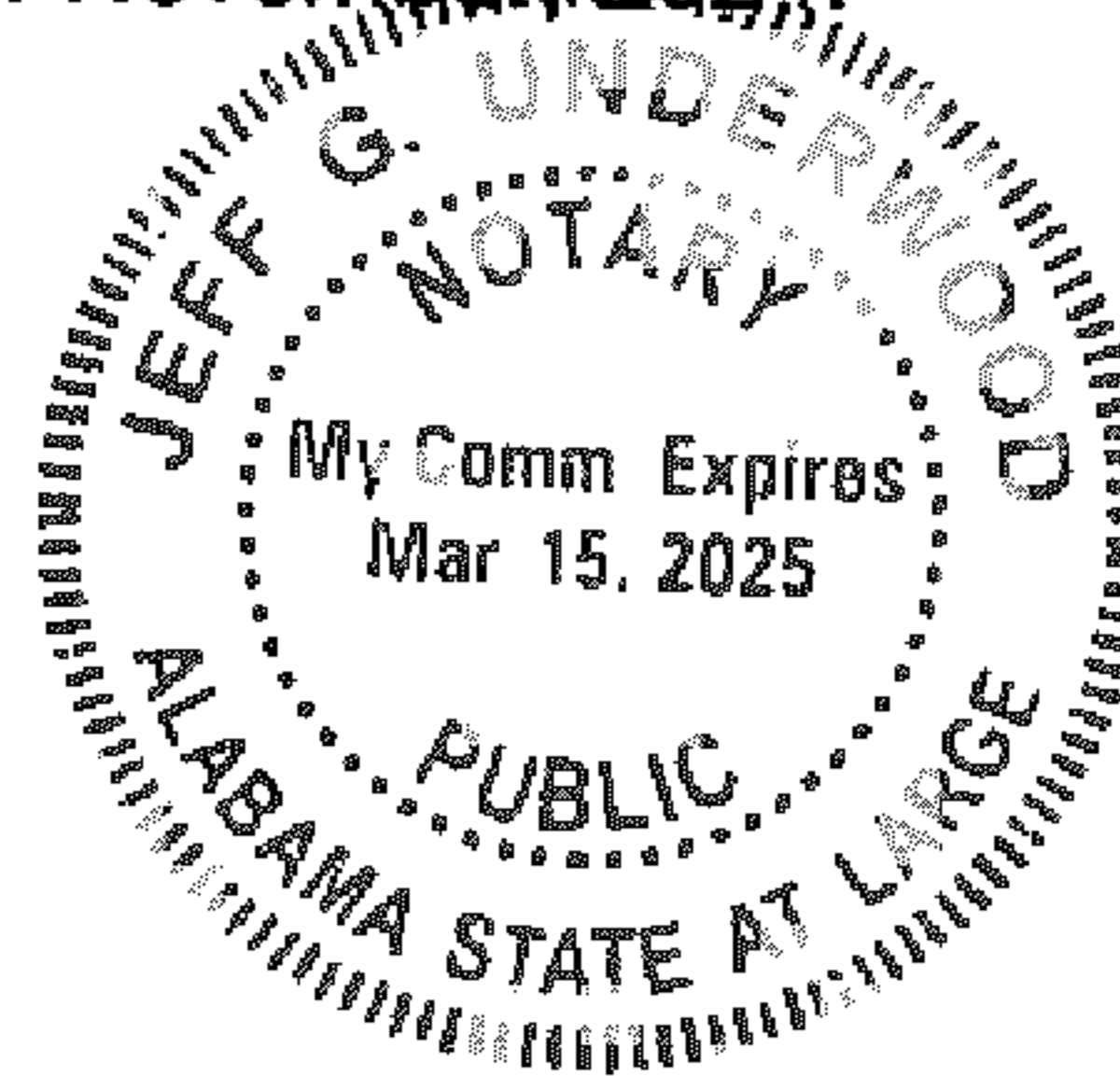
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fahat A. Janjua and Mohammad Aftabazam Janjua have signed to the foregoing conveyance, and who 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 27th day of November, 2024.

[Signature]
Notary Public, State of Alabama
My Commission expires: 3/15/25



Grantor's Address: 320 Turnberry Road, Hoover, AL 35244
Grantee's Address: 1809 E. Broadway, Oviedo, FL. 32765
Property Address: 4616 Wooddale Lane, Pelham, AL 35124

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Fahat A. Janjua and Mohammad Aftabazam Janjua

Grantee's Name: M2 Investments, LLC

Mailing Address: 320 Turnberry Rd
HOOPER AL 35244

Mailing Address: 1809 E. Broadway
Oviedo, FL 32765

Property Address: 4616 Wooddale Lane
Pelham, AL 35124

Date of Sale: November 27, 2024

Total Purchase Price: \$220,000.00

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: _____

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: 12/2/24

Print: Jeff Underwood

Unattested _____

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2024 02:07:02 PM
\$30.00 BRITTANI
20241202000371190

Form RT-1

Alli S. Bayl