

20250218000047410 1/3 \$755.00
Shelby Cnty Judge of Probate, AL
02/18/2025 10:05:52 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Nazia Kabani and
Sameer Shiraz Ratani
2313 Old Gould Run
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seven Hundred Twenty Six Thousand Seven Hundred Eighty One and NO/100 Dollars (\$726,781.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Embridge Homes, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Nazia Kabani and Sameer Shiraz Ratani**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 985, according to the Amended Plat Lake Wilborn Phase 7, as recorded in Map Book 58, Pages 18A, B and C, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

\$581,425.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Grant of land Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-23048.
4. Easement Agreement between United States Steel Corporation and P.R. Wilborn, LLC recorded in Shelby County Instrument #2016-5873 as amended in Instrument #2018-15448.
5. Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P. R. Wilborn, LLC as recorded in Shelby County Instrument #2016-5874 as amended by Instrument #2018-15451.
6. Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #2017-33399 as amended from time to time to add additional property (this sector added by the 19th Amendment recorded in Instrument #2023-13871).
7. Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument #'s 200260-2612 and 9402-4111 Jefferson County.
8. All easements, set back lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 58 Pages 18A, B, and C.
9. Sanitary sewer easement in favor of Jefferson County as recorded in Instrument 2018-1676.
10. Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344.
11. Railroad right of way as set for in Deed Book 311, Pages 295, 297, 301 and 303.
12. Easement to US Sprint Communications Company as recorded in Real Book 323, Page 338.
13. Right of way to Alabama Power Company as recorded in Deed 239, page 539.
14. Declaration of Restrictive Covenants as recorded in Instrument #2023-8766.
15. Walkway easement as described in Instrument #2016-5874..
16. Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138 page 91, Deed Book 138 page 91.
17. Grant of Easement in land for Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-23048.
18. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including right set in Deed Book 4, Page 60; Deed Book 17, Page 1; Deed Book 205, Page 698; Deed Book 112, Page 876 as corrected by Real 328, Page 1; Book 180, Page 715; Real Book 247, Page 599; Real Book 247, Page 636; Real Book 370, Page 923; Instrument #2000-31941 and Instrument #2002-22980, as recorded in Bessemer Volume 326, Page 101, in the Probate Office of Shelby County, Alabama.
19. Boundary line agreement as recorded in Deed Book 183, Page 39.

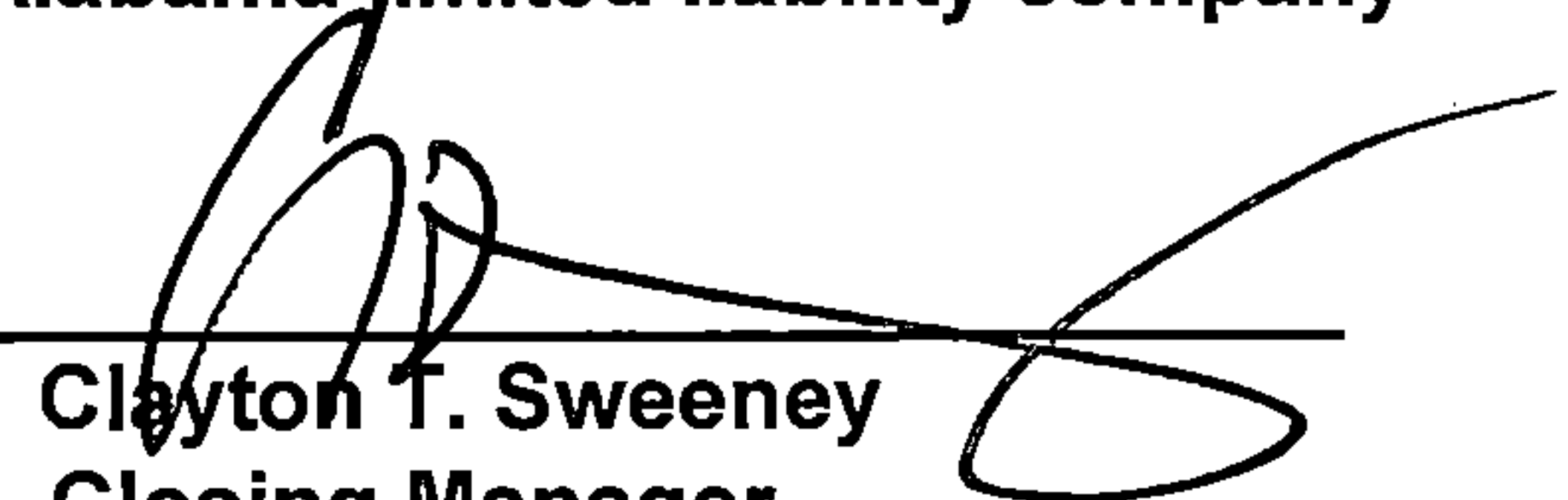
Shelby County, AL 02/18/2025
State of Alabama
Deed Tax:\$727.00

20. Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
21. Mineral and mining rights and rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
22. Easement to Sprint Communications Company as recorded in Instrument #2012-5328.
23. Right of way to Alabama Power Company through condemnation proceedings filed in Case No. 27-254 and Case No. 28-57.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 7th day of February, 2025.

Embridge Homes, LLC
an Alabama limited liability company

By: 
Clayton T. Sweeney
Its: Closing Manager



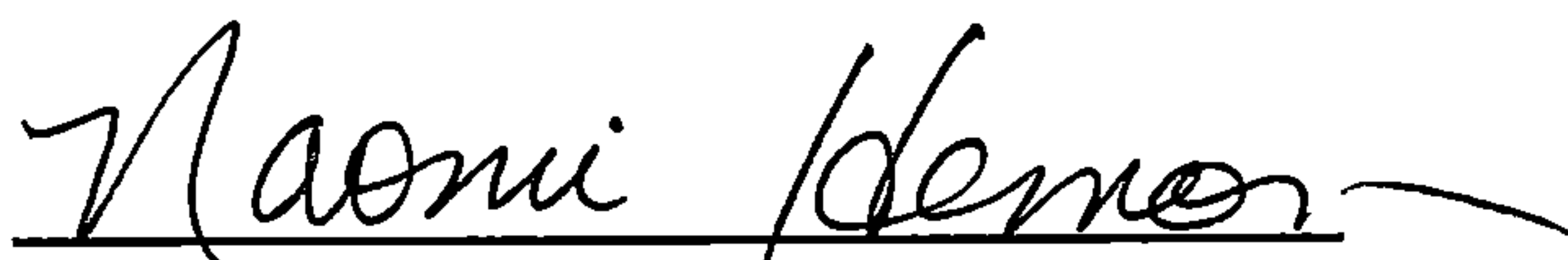
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

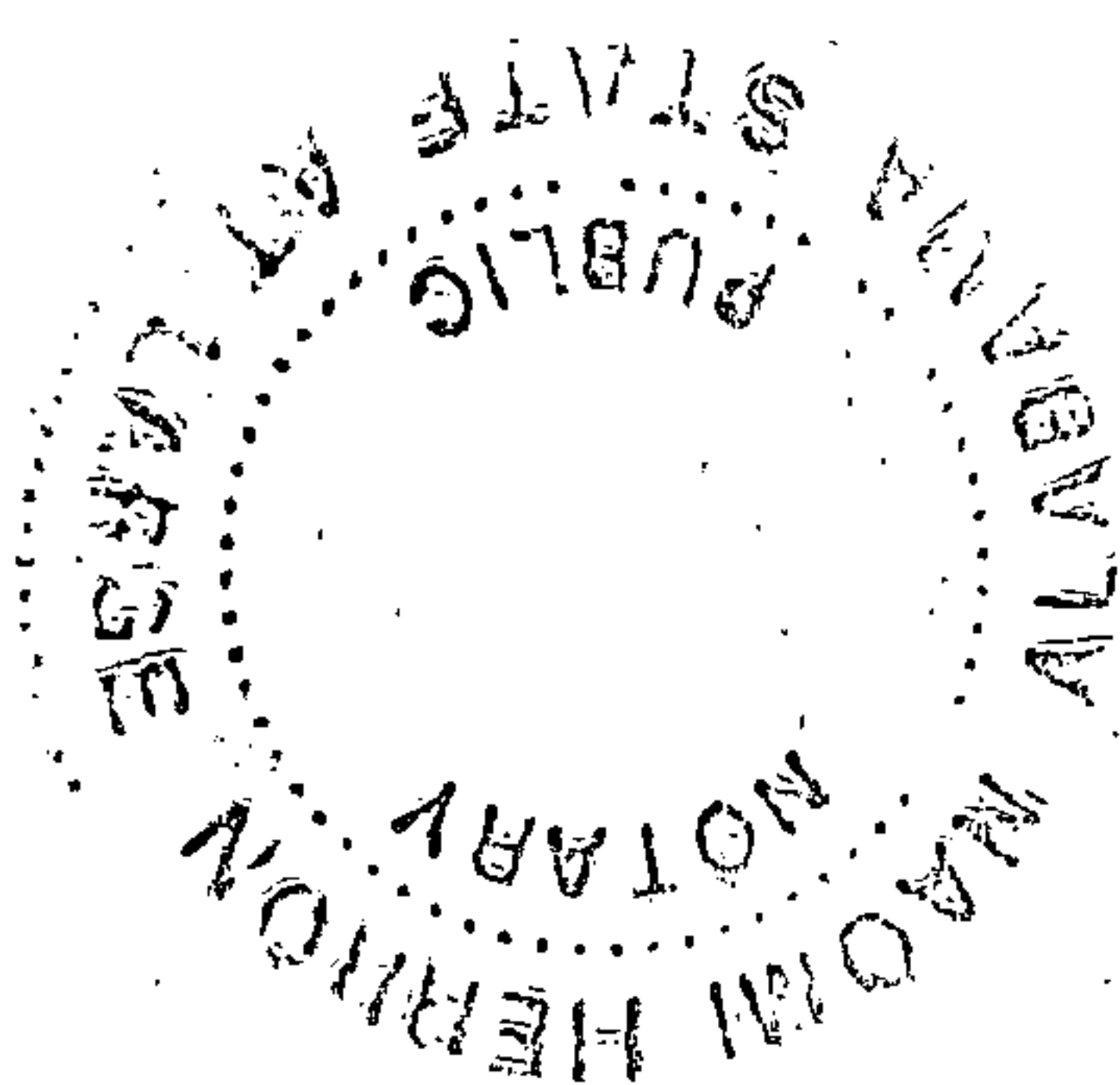
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embridge Homes, LLC, an Alabama limited liability company is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of February, 2025.



NOTARY PUBLIC

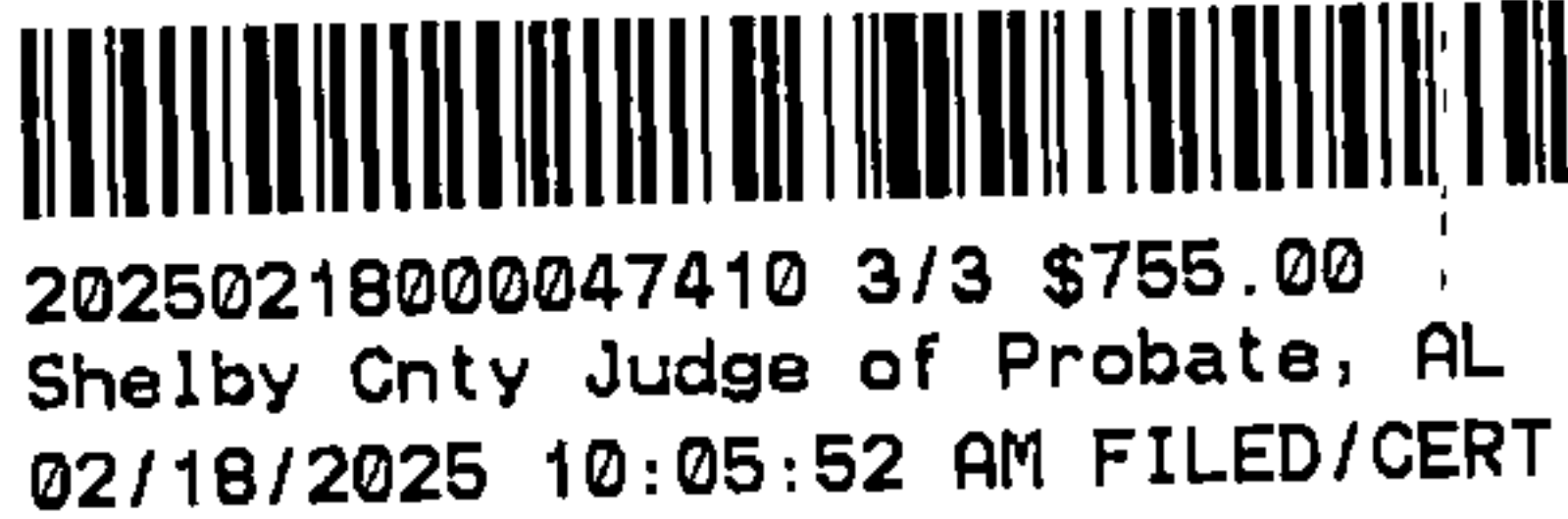
My Commission Expires: 10/30/2028



Real Estate Sales Validation Form

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

Grantor's Name	Embridge Homes, LLC	Grantee's Name	Nazia Kabani and Sameer Shiraz Ratani
Mailing Address	215 Narrows Parkway Ste. C Birmingham, AL 35242	Mailing Address	2313 Old Gould Run Hoover, AL 35244
Property Address	2313 Old Gould Run Hoover, AL 35244	Date of Sale	February 7, 2025
		Total Purchase Price	\$ 726,781.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |

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 _____

Embridge Homes, LLC
Print by: Clayton T. Sweeney, Closing Manager

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one