

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **New Image Properties, LLC** hereby remises, releases, quit claims, grants, sells, and conveys to **Salman Khadair** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 18th day of Feb, 2025.

Tahira Khadair managing member
New Image Properties, LLC
Tahira Khadair
Managing Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tahira Khadair as Managing Member of New Image Properties, LLC**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of Feb, 2025.

Michael T. Atchison
Notary Public
My Commission Expires: 8-19-28

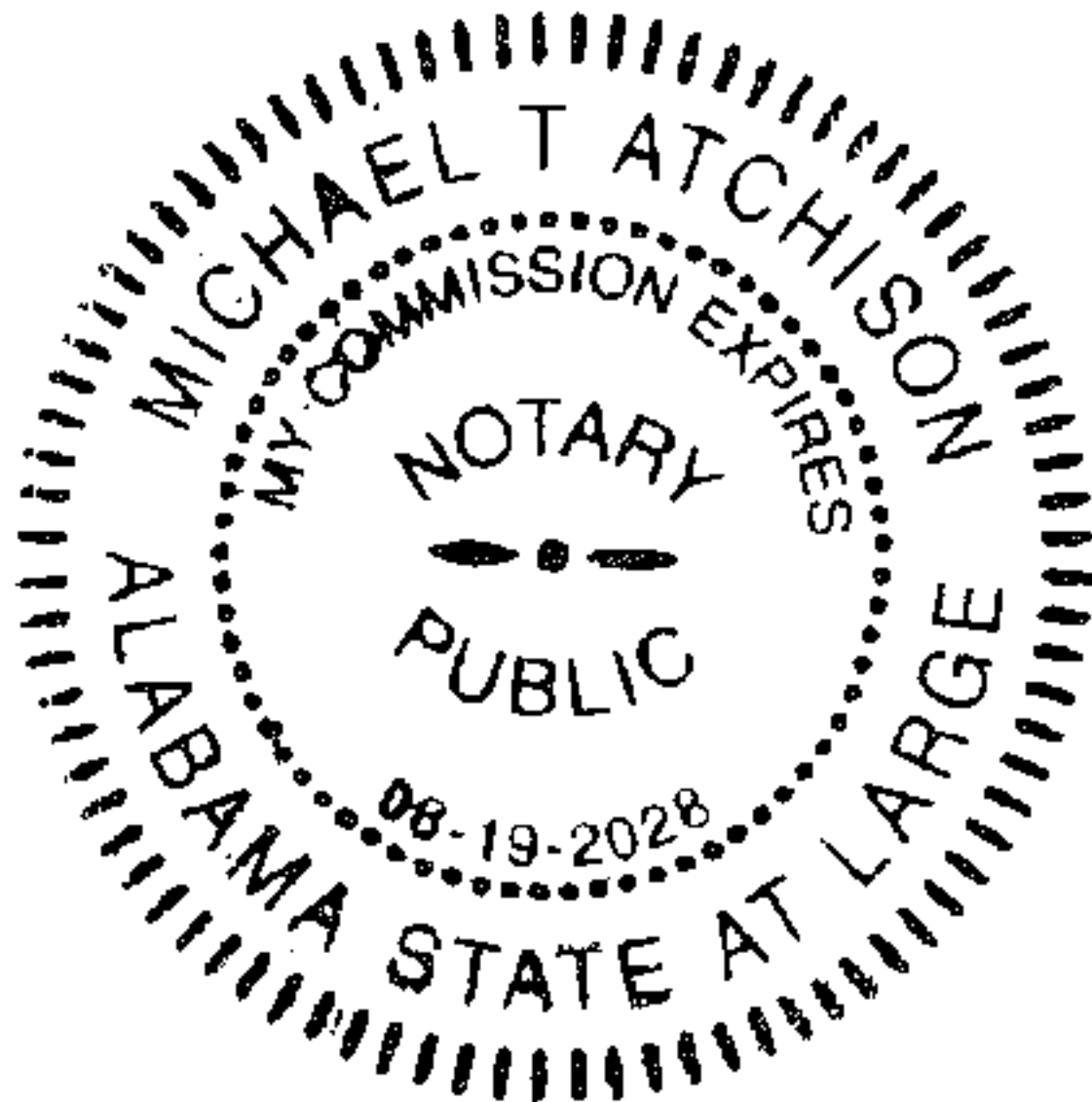


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
From the NW corner of SW 1/4 of SW 1/4 of Section 30, Township 19 South, Range 2 West, run in a Southerly direction along the West line of said 1/4-1/4 Section for a distance of 239.57 feet to the point of beginning; thence continue along last mentioned course for a distance of 240.71 feet; thence turn an angle to the left of 90 degrees 09 minutes and leaving said 1/4-1/4 Section line run in an Easterly direction for a distance of 21.71 feet to a point on the Westerly right of way line of U.S. Highway #31 South; thence turn an angle to the left of 81 degrees 41 minutes 30 seconds and run in a Northeasterly direction along said right of way line for a distance of 278.41 feet; thence turn an angle to the left of 141 degrees 04 minutes 30 seconds and leaving said right of way line, run in a Southwesterly direction for a distance of 52.15 feet; thence turn an angle to the right of 44 degrees 20 minutes 15 seconds and run in a Westerly direction for a distance of 23.04 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2025 01:13:35 PM
\$68.00 JOANN
20250218000047850

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>New Image Properties, LLC</u>	Grantee's Name	<u>Salman Khadair</u>
Mailing Address	<u>3826 Southwood View</u> <u>Dossmer, AL</u> <u>35022</u>	Mailing Address	<u>279 Trace Ridge Rd</u> <u>Hoover, AL</u> <u>35244</u>
Property Address	<u>1910 Montgomery Hwy</u> <u>Hoover, AL</u> <u>35244</u>	Date of Sale	<u>2-18-25</u>
		Total Purchase Price \$	<u>40,000.00</u>
		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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 2-18-25

Print

Mike T. Johnson

Sign

Mike T. Johnson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1