

Send Tax Notice To:

Bikarjit Singh
2224 Black Creek Crossing
Hoover, AL 35244

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
2204 Lakeshore Drive, Ste. 125
Birmingham, AL 35209
(205) 871-1440
Cartus File # 3563493

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Sixty Five Thousand and No/100 (\$665,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Jacob Sanders an unmarried person, (herein referred to as Grantors) do grant, bargain, sell and convey unto

Bikarjit Singh and Sima Afrashteh
(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Madison, to-wit:

Lot 39A, according to the Final Plat of the Subdivision of Lake Wilborn Phase 1A, as recorded in Map Book 48, Pages 72 A & B, in the Probate Office of Shelby County, Alabama.


DEED EFFECTIVE DATE: February 18, 2025.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 565,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more that one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby crested is severed or terminated during the joint lives of the Grantee(s) herein) in the even one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of September, 2024.




Jacob Sanders

State of Mississippi
County of Harrison

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jacob Sanders** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 9 day of September, 2024.



Notary Public

My Commission Expires:
April 18 2028



Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jacob Sanders c/o Cartus Financial Corporation
 Mailing Address 100 Reserve Road
Danbury, CT 06810

Grantee's Name Bikarjit Singh and Sima Afrashteh
 Mailing Address 2224 Black Creek Crossing
Hoover, AL 35244

Property Address 2224 Black Creek Crossing
Hoover, AL 35244

Date of Sale February 18, 2025
 Total Purchase Price \$665,000.00

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)

- ☐ 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 February 18, 2025

Print Jeff W. Parmer

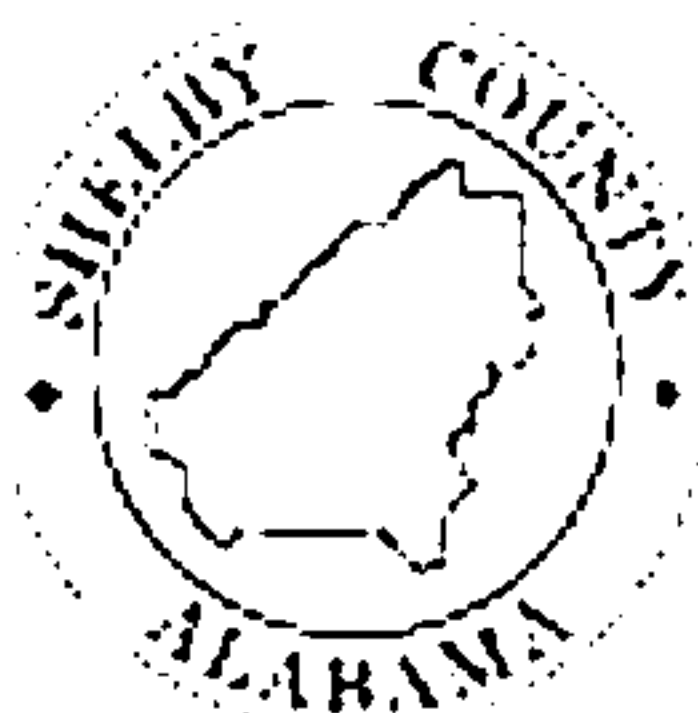
☐ Unattested

Sign

Jeff W. Parmer

 (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
02/21/2025 08:00:47 AM
\$128.00 JOANN
20250221000050810

Form RT-1

Allen S. Bayl