



20250909000274520 1/3 \$1178.00
Shelby Cnty Judge of Probate, AL
09/09/2025 10:10:23 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: Michael Shabani and Sara Shabani 4024 Greystone Drive Birmingham, AL 35242
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STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million One Hundred Fifty Thousand and No/100 (\$1,150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Una Ray Barnett, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael Shabani and Sara Shabani** hereinafter referred to as GRANTEES), 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 21, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, Page 53, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadway, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration Restrictions dated November 6, 1990, and recorded in Real Book 317, Page 260, in the probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

Una Ray Barnett as the surviving grantee of Statutory Warranty Deed Joint Tenancy with Right of Survivorship dated February 16, 1995 and filed for record on February 21, 1995 as Instrument No.1995-04505 in the Office of the Judge of Probate, Shelby County, Alabama.

Una Ray Barnett, the Grantee in deed recorded in Instrument No. 1995-04505, is one and the same person as Una Ray Bethea Barnett.

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.

Shelby County, AL 09/09/2025
State of Alabama
Deed Tax:\$1150.00



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AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of August, 2025.

Una Ray Barnett
Una Ray Barnett

Una Ray Barnett
Una Ray Barnett

John Scott Barnett POA
By: John Scott Barnett
as her Attorney in Fact

Kristen Barnett Bullock POA
By: Kristen Barnett Bullock
as her Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Scott Barnett and Kristen Barnett Bullock whose names as Attorney in Fact for Una Ray Barnett, an unmarried woman, pursuant to that certain General Durable Power of Attorney recorded in Instrument No. 20250909000274519 whose names are 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 Instrument, they in their capacity as such Attorney in Fact executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of August, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2027



(must affix seal)

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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name	Una Ray Barnett	Grantee's Name	Michael Shabani Sara Shabani
Mailing Address	4577 Dolly Ridge Road Mountain Brook, AL 35243	Mailing Address	4024 Greystone Drive Birmingham, AL 35242
Property Address	5601 Canongate Lane Birmingham, AL 35242	Date of Sale	August 29, 2025
		Total Purchase Price	\$ 1,150,000.00
		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/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ |
| ☐ 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: _____	Una Ray Barnett By John Scott Barnett, Attorney in Fact
	Print <u>Una Ray Barnett BU</u> <u>John Scott Barnett</u> <u>POA</u>
	Una Ray Barnett By Kristen Barnett Bullock, Attorney in Fact
_____ Unattested	Sign <u>Una Ray Barnett by Kristen Barnett Bullock</u>
_____ (verified by)	(Grantor/Grantee/Owner/Agent) circle one <u>POA</u>