

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Mohammad Uddin & Sumona Akhter
 105 Summer Circle
 Birmingham, AL 35242

STATE OF ALABAMA)
) **JOINT TENANTS WITH RIGHT OF**
COUNTY OF SHELBY) **SURVIVORSHIP WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$195,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RANDALL WADE McGUIRE and BARBARA GAYLE McGUIRE, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **MOHAMMAD UDDIN and SUMONA AKHTER** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$97,500.00 of the above-referenced consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

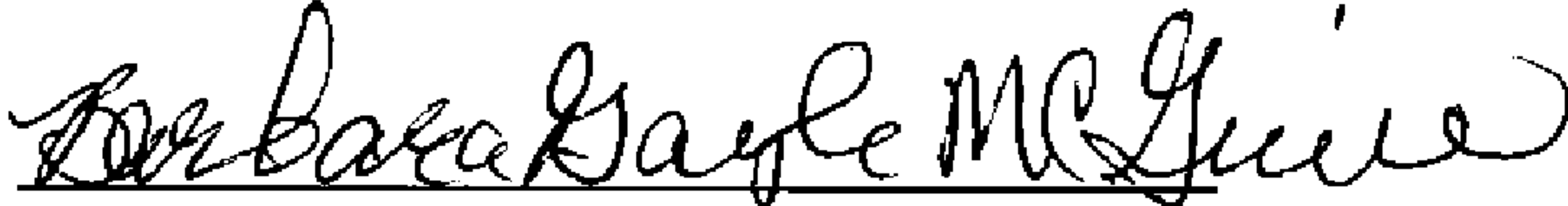
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 11th day of September, 2025.



RANDALL WADE McGUIRE



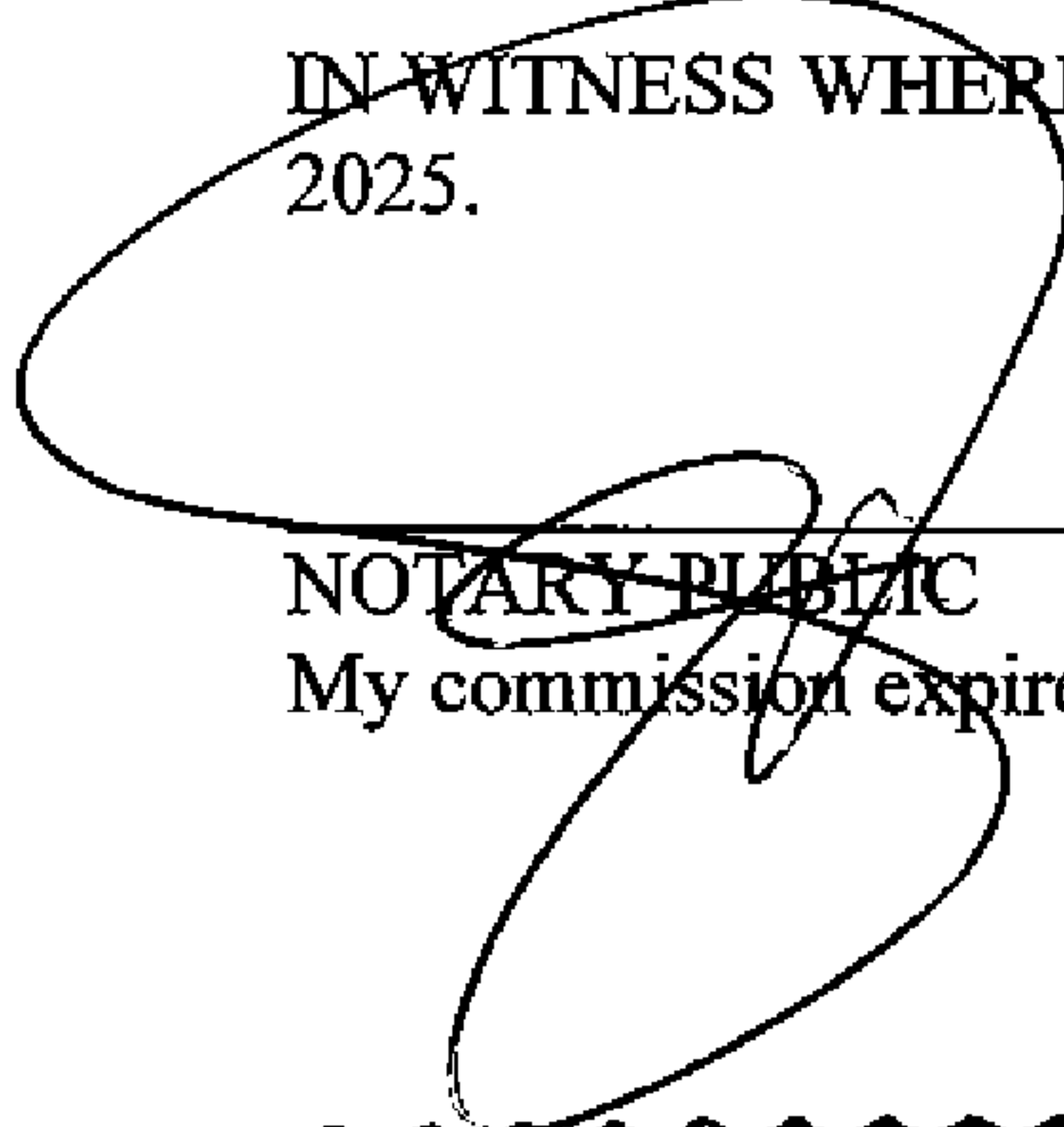
BARBARA GAYLE McGUIRE

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RANDALL WADE McGUIRE and BARBARA GAYLE McGUIRE**, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of September, 2025.



NOTARY PUBLIC
My commission expires:

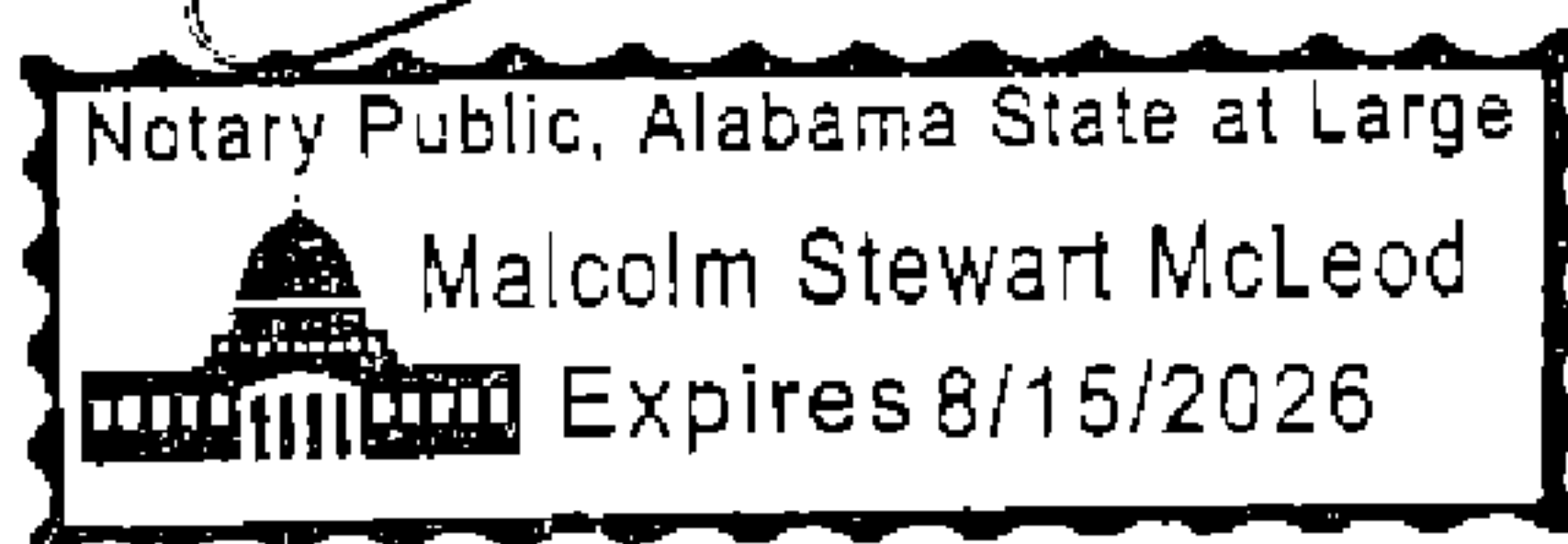


Exhibit A

Legal Description

A parcel of land located in Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction, along the West line of said Section 22, a distance of 200.0 feet; thence 92 degrees 23 minutes right, in a South-easterly direction, a distance of 307.8 feet to the East Right of Way boundary of a roadway; thence 92 degrees 23 minutes left, in a Northerly direction along said East boundary, a distance of 561.87 feet to the Point of beginning; thence continue along last described course along said East boundary, a distance of 144.93 feet to a point on the Southwest Right of Way Line of McGuire Road; thence 96 degrees 23 minutes right, in a Southeasterly direction along said Right of Way Line, a distance of 172.98 feet; thence 83 degrees 37 minutes right, in a Southerly direction, a distance of 140.9 feet; thence 95 degrees 03 minutes 13 seconds right, in a Northwesterly direction, a distance of 172.58 feet to the Point of Beginning.

Also, a parcel of land located in Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction, along the West line of said Section 22, a distance of 200.0 feet; thence 92 degrees 23 minutes right, in a Southeasterly direction, a distance of 307.8 feet to the East Right of Way boundary of a roadway; thence 92 degrees 23 minutes left, in a Northerly direction along said East boundary, a distance of 416.93 feet to the Point of Beginning; thence continue along last described course along said East boundary, a distance of 144.94 feet; thence 95 degrees 03 minutes 13 seconds right, in a Southeasterly direction, a distance of 172.58 feet; thence 84 degrees 56 minutes 47 seconds right, in a Southerly direction, a distance of 140.91 feet; thence 93 degrees 43 minutes 06 seconds right, in a Northwesterly direction, a distance of 172.27 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **RANDALL WADE MCGUIRE and
BARBARA GAYLE MCGUIRE**Grantee's Name **MOHAMMAD UDDIN and
SUMONA AKHTER**Mailing Address **335 MCGUIRE RD
PELHAM, AL 35124**Mailing Address **105 SUMMER CIRCLE
BIRMINGHAM, AL 35242**Property Address **335 MCGUIRE RD
PELHAM, AL 35124**Date of Sale **September 11, 2025**Total Purchase Price **\$195,000.00**

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
☐ 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 **September 11, 2025**Print **Malcolm S. McLeod**☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

File 250473



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2025 11:44:57 AM
 \$128.50 JOANN
 20250916000283000

Form RT-1
 Alabama 08/2012 LSS

Allen S. Beyle