

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Rosa Aguilar Marron
443 Cambrian Ridge Trl
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mustafa Jassim, a married person and Abdulla Jassim, an unmarried person and Hasan Jassim, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rosa Aguilar Marron (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 63, according to the survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

ABDULLA JASSIM IS ONE AND THE SAME AS ABDULLA W JASSIM WHO IS GRANTEE IN THAT WARRANTY DEED RECORDED IN INST # 2001-39341.

HASAN JASSIM IS ONE AND THE SAME AS HUSAN W JASSIM WHO IS GRANTEE IN THAT WARRANTY DEED RECORDED IN INST # 2001-39341.

MUSTAFA JASSIM IS ONE AND THE SAME AS MUSTAFA W JASSIM WHO IS GRANTEE IN THAT WARRANTY DEED RECORDED IN INST # 2001-39341.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of September, 20 25.

Mustafa Jassim by Wael Jassim as atty ⁱⁿ fact,
Mustafa Jassim by Wael Jassim as attorney-in-fact

Abdulla Jassim by Wael Jassim as atty in fact.
Abdulla Jassim by Wael Jassim as attorney-in-fact

Hasan Jassim by Wael Jassim as atty in fact
Hasan Jassim by Wael Jassim as attorney-in-fact

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wael Jassim whose name as Attorney in Fact for Abdulla Jassim, Hasan Jassim, and Mustafa Jassim 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 conveyance he executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 30th day of September, 20 25.

Deborah Hobbs
Notary Public

My commission expires: 4-28-2029



Real Estate Sales Validation Form

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

Grantor's Name **Mustafa Jassim, Abdulla Jassim, Grantee's Name Rosa Aguilar Marron and Hasan Jassim**

Mailing Address **150E Robinson St #2211
Orlando, FL 32801**

Mailing Address **443 Cambrian Ridge Trl
Pelham, AL 35124**

Property Address **443 Cambrian Ridge Trl
Pelham, AL 35124**

Date of Sale **September 30, 2025**
Total Purchase Price **\$190,000.00**

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

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 30, 2025

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 08:34:02 AM
\$222.00 JOANN
20251001000300290

Allen S. Bayl