

**WARRANTY DEED**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                 )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Seven Hundred Thousand and No/100 Dollars (\$700,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Boubacar Thiam and Salimata Ndiaye, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Miranda Boswell** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

**Lot 51, according to the Survey of Grand Oaks, as recorded in Map Book 31, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.**

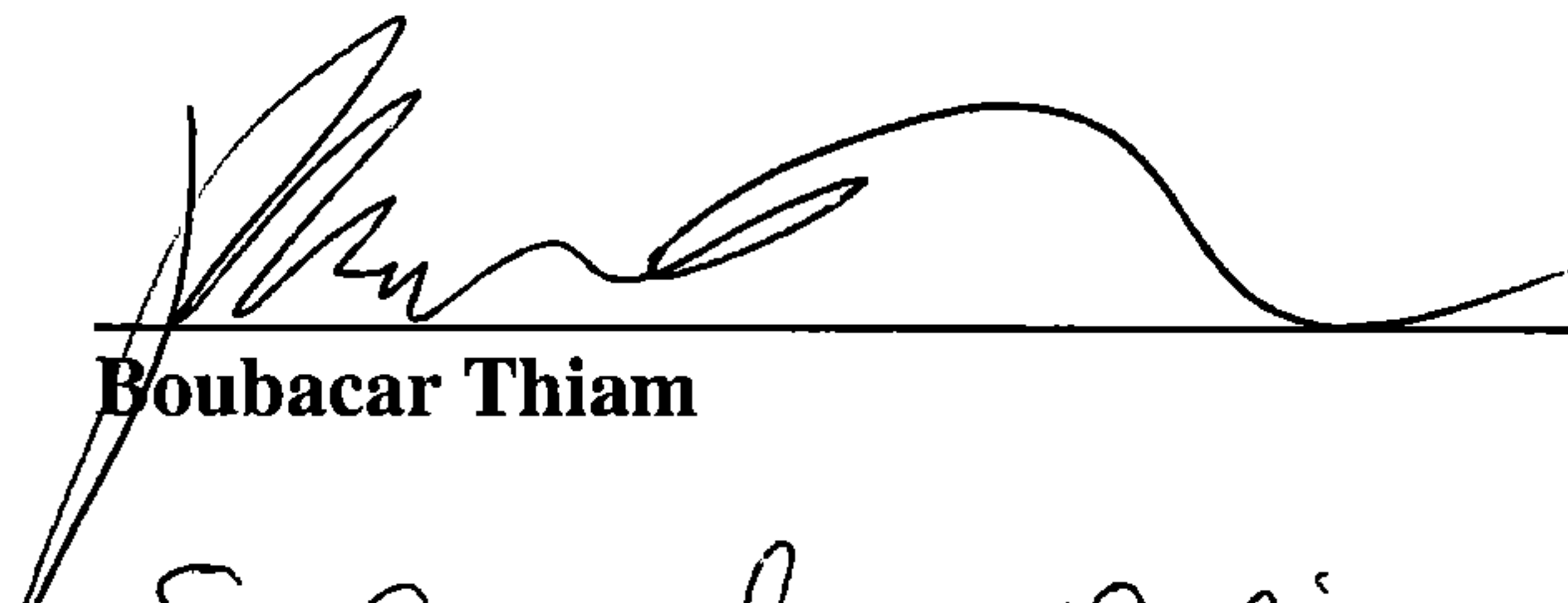
For ad valorem tax purposes only, the address of the above-described property is 1200 Grand Oaks Cove, Bessemer, AL 35022.

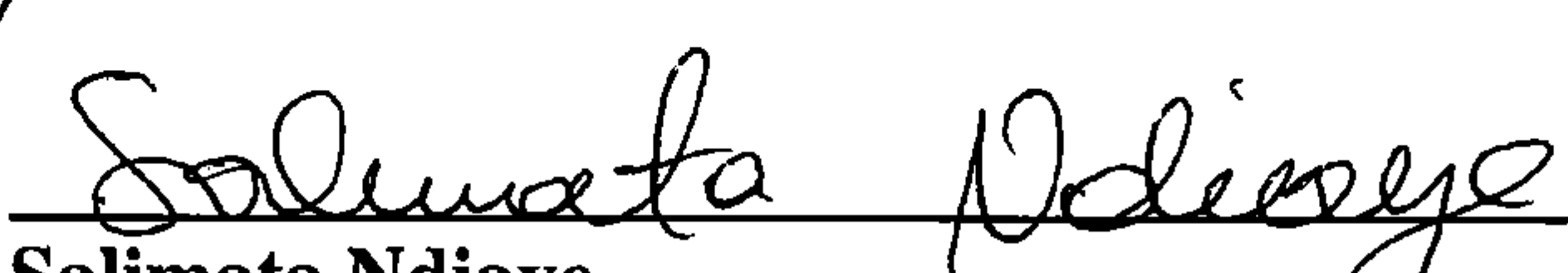
To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

**SIGNATURE AND NOTARY ON FOLLOWING PAGE**

In Witness Whereof, I have hereunto set my hand and seal this 30<sup>th</sup> day of September, 2025.

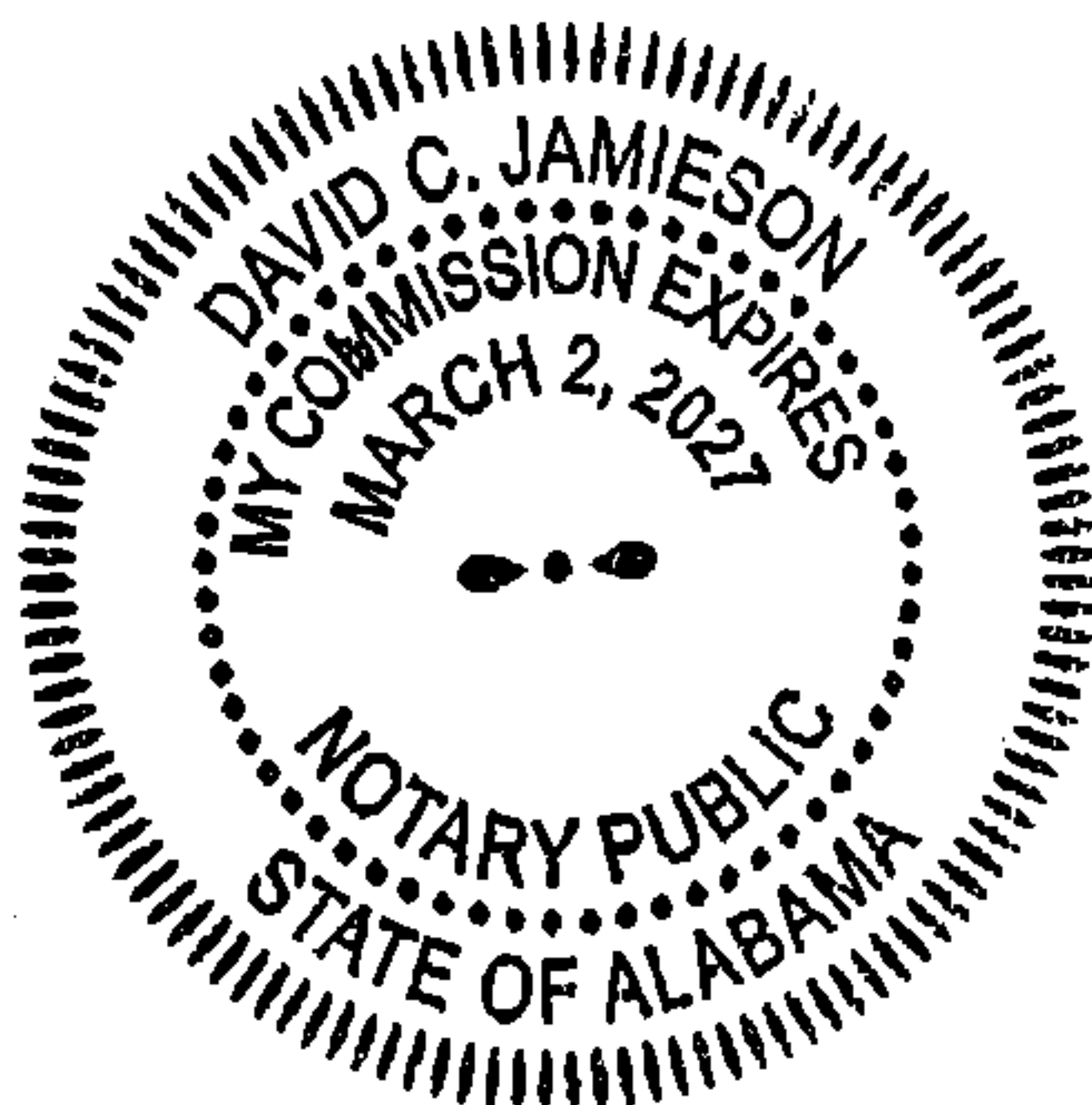
  
\_\_\_\_\_  
**Boubacar Thiam**

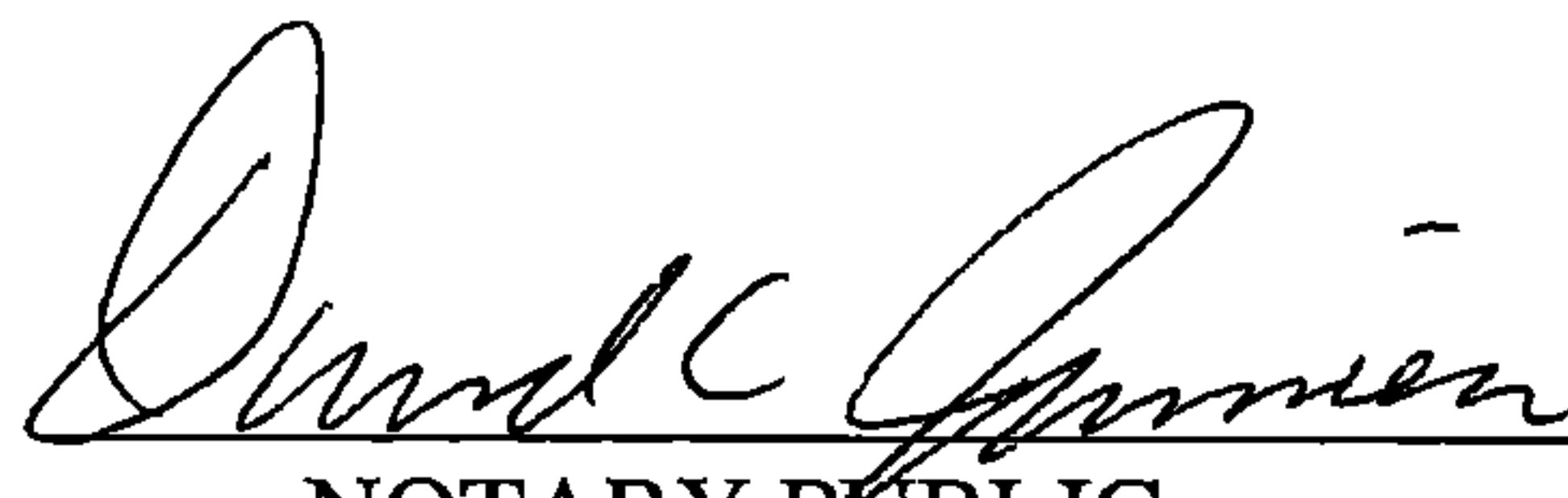
  
\_\_\_\_\_  
**Salimata Ndiaye**

**STATE OF ALABAMA**                   )  
**COUNTY OF JEFFERSON**        )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Boubacar Thiam and Salimata Ndiaye**, 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 conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of September, 2025.



  
\_\_\_\_\_  
**NOTARY PUBLIC**

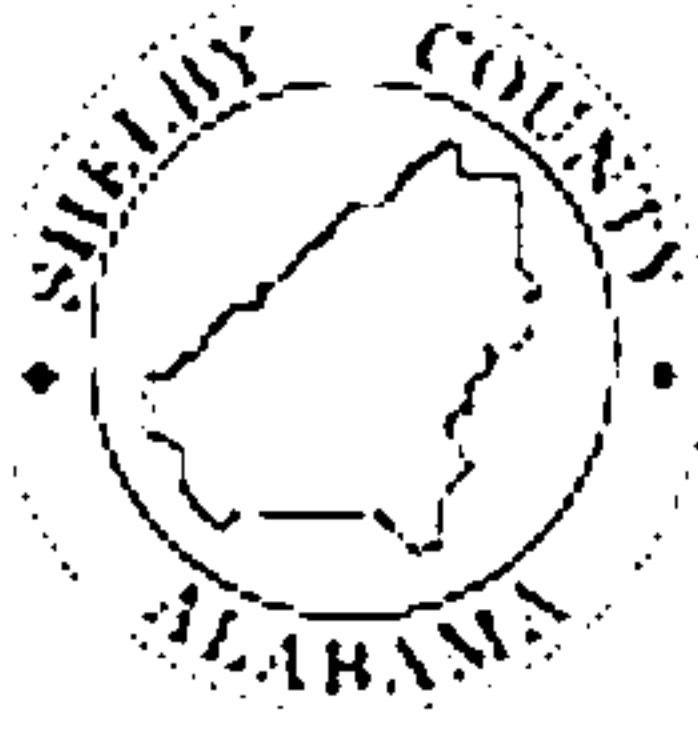
My Commission Expires: 3/2/27

**THIS INSTRUMENT PREPARED BY:**

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

**AFTER RECORDING, RETURN TO:**

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/01/2025 09:27:30 AM  
 \$67.00 JOANN  
 20251001000300450

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Boubacar Thiam  
 Mailing Address 1200 Grand Oaks Cove  
Bessemer, AL 35022

Grantee's Name Miranda Boswell  
 Mailing Address 1200 Grand Oaks Cove  
Bessemer, AL 35022

Property Address 1200 Grand Oaks Cove  
Bessemer, AL 35022

Date of Sale September 30, 2025  
 Total Purchase Price \$700,000.00

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 September 30, 2025

Print

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1