

THIS INSTRUMENT PREPARED BY:
Jeff Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:

Aref Jabr
542 Forest Lakes Drive
Sterrett, AL 35147

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and NO/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, EvaBank (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Aref Jabr, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Foothills of Chelsea, 2nd Sector, as recorded in Map Book 29, Page 97, recorded in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30 day of May, 2013.


Shelby County, AL 06/10/2013
State of Alabama
Deed Tax: \$60.00

EvaBank

Dewayne N Morris
By: Dewayne N Morris
Its: CEO

State of Alabama

County of Jefferson


20130610000237120 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
06/10/2013 02:04:30 PM FILED/CERT

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Dewayne N. Morris whose name as CEO of EvaBank 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 document, he, in his capacity as such CEO for EvaBank and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

Given under my hand and seal this the 30th day of MAY, 2013.

[Signature]
NOTARY PUBLIC -

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES 12/31/2014
BONDED THROUGH NOTARY PUBLIC BOARD, ALABAMA



20130610000237120 2/2 \$75.00
Shelby Cnty Judge of Probate, AL
06/10/2013 02:04:30 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Evabank
1710 Cherokee Ave SW
Cullman, AL 35055

Grantee's Name
Mailing Address

Aref Jabr
542 Forest Lakes Drive
Sterrett, AL 35147

Property Address

Lot 2, Foothills
of Chelsea

Date of Sale

5/30/13

Total Purchase Price \$

60,000.00

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

6/7/13

Print

Jeff W. Farmer

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1