

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

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The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243
(205) 443-9027

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Sixteen Thousand and 00/100s Dollars (\$316,000.00)** The amount which can be verified in Sales Contact, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Tarek M. El Refae , and wife, Marina Attawar by Tarek M. El Refae, her Attorney-in-Fact** Whose address is _____ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hanna Salter and Chris Salter ,** Whose address is, 3901 Cannock Dr B, ham AL 35242 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, the address of which is **3901 Cannock Drive, Birmingham, AL 35242** to wit:

LOT 158 ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY,
6TH SECTOR, 1ST PHASE, AS RECORDED IN MAPBOOK 14, PAGE 83 A & b, AS RECORDED IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Deed Effective May 6, 2013

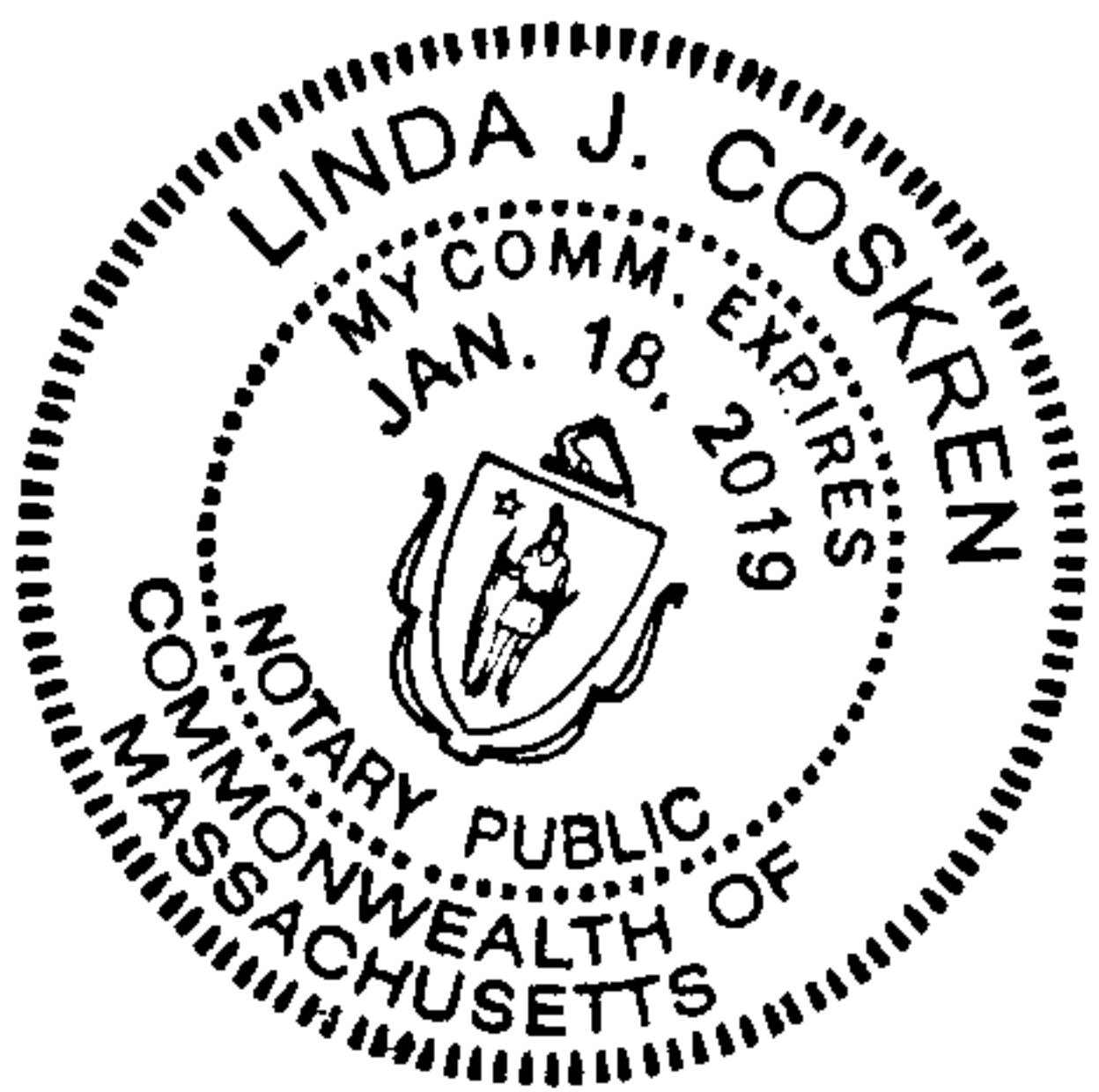
\$252,800.00 is being paid by a first Mortgage loan recorded simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.



20130614000244690 1/2 \$331.00
Shelby Cnty Judge of Probate, AL
06/14/2013 02:26:16 PM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of April, 2013.



TAREK M. ELREFAE *T M El Refae*
TAREK M. EL REFAE

MARINA ATTAWAR BY TAREK M. ELREFAE HER ATTORNEY
MARINA ATTAWAR, BY TAREK M. EL REFAE HER ATTORNEY-
IN-FACT *T M El Refae*

STATE OF Massachusetts Norfolk County ss:

I, *T M El Refae* a Notary Public in and for said county in said state, hereby certify that **TAREK M. EL REFAE** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 11th day of April, 2013.

My Commission Expires: 1/18/2019
Linda J. Coskren
Notary Public Linda J. COSKREN
(SEAL)

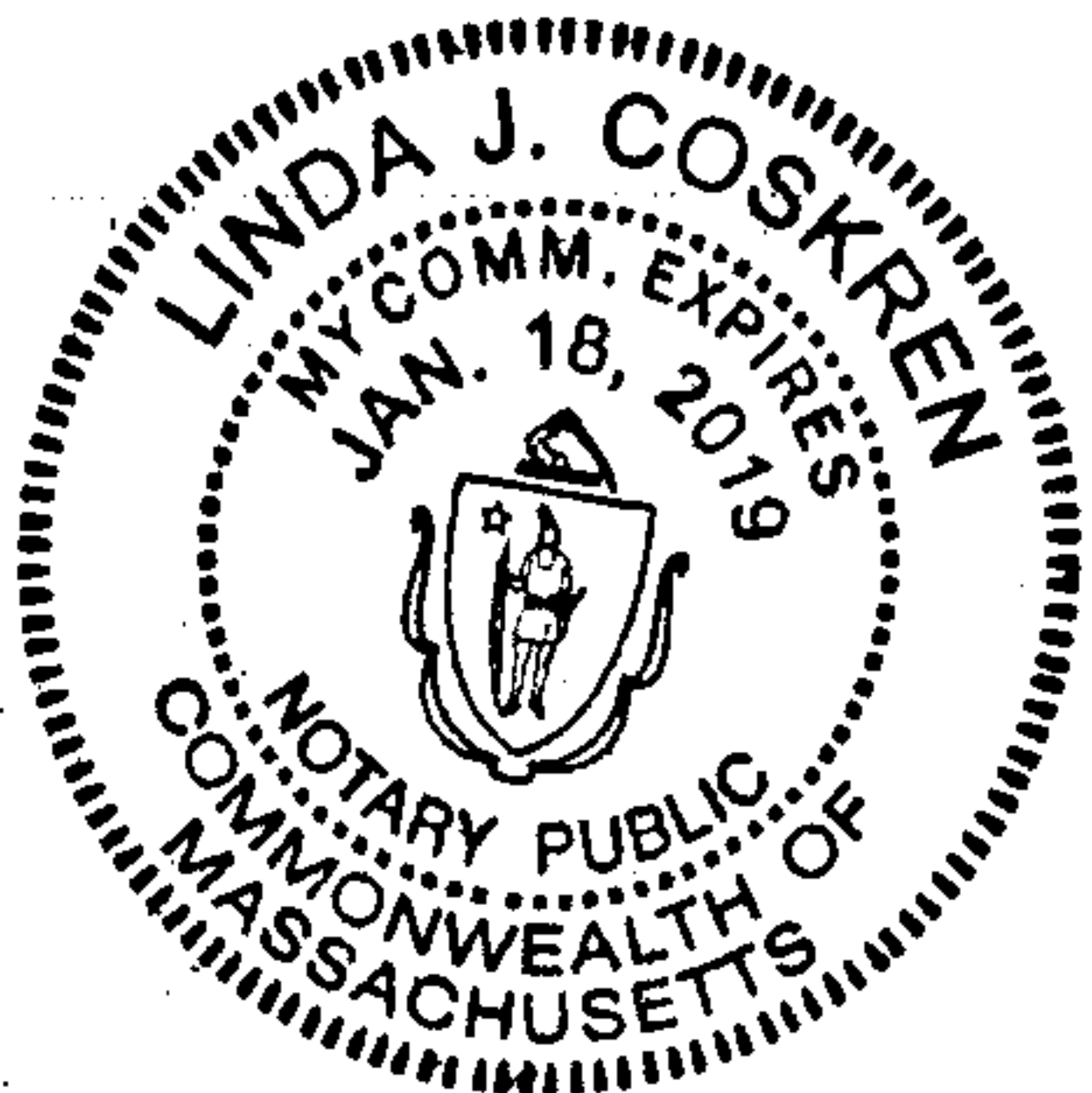
STATE OF Massachusetts Norfolk County ss:

MARINA ATTAWAR BY TAREK M. ELREFAE HER ATTORNEY IN FACT a Notary Public in and for said county in said state, hereby certify that **MARINA ATTAWAR BY TAREK M. EL REFAE HER ATTORNEY-IN-FACT** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he his capacity as Attorney-in-Fact and with Full Authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 11th day of April, 2013.

My Commission Expires: 1/18/2019

Linda J. Coskren
Notary Public Linda J. COSKREN
(SEAL)



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