

Send tax notice to:
Dyron Roberson and Jonta Moore
228 Perthshire Way
Pelham, AL 35124
HOV1800480

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20181107000394230
11/07/2018 11:16:28 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$207,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Ahmad Y. Altayeh and Amal Omar Abumohammad, husband and wife**, whose mailing address is 2800 Riverview Rd., Apt. 721, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Dyron Roberson and Jonta Moore** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1821, according to the Survey of Final Plat of Perthshire at Ballantrae Phase I, as recorded in Map Book 40, Page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$197,125.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Ahmad Y. Altayeh and Amal Omar Abumohammad have hereunto set their signatures and seals on November 5, 2018.



Ahmad Y. Altayeh



Amal Omar Abumohammad

20181107000394230 11/07/2018 11:16:28 AM DEEDS 2/2

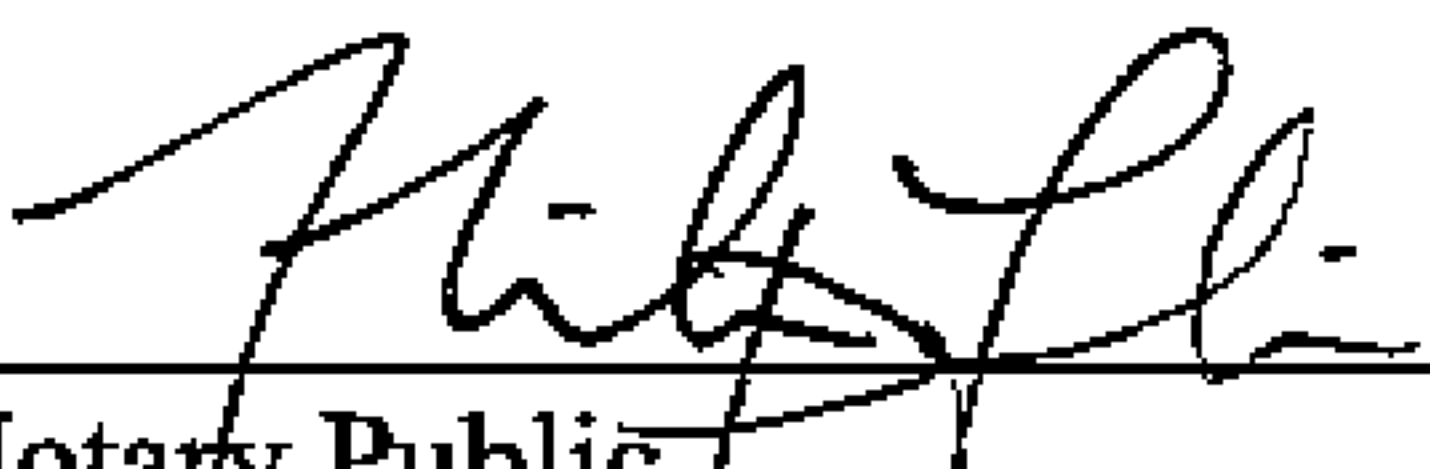
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ahmad Y. Altayeh and Amal Omar Abumohammad, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

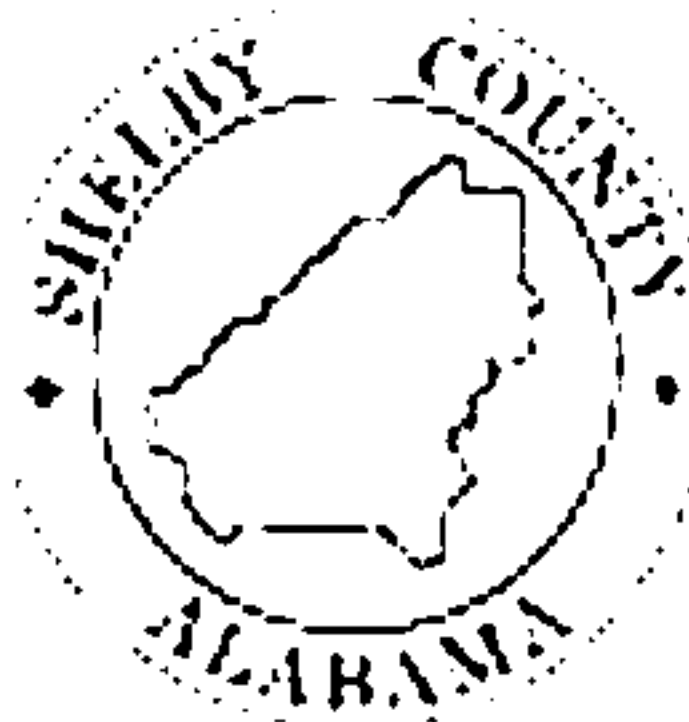
Given under my hand and official seal this the 5th day of November, 2018.

(NOTARIAL SEAL)





Notary Public
Print Name: Nicholas Dean Leslie
Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2018 11:16:28 AM
\$28.50 CHERRY
20181107000394230

