

This instrument was prepared by
(Name) A. EDWARD FAWWAL,
ATTORNEY AT LAW, LLC
(Address) 312 North 18th Street, Bessemer, AL 35020

Send tax notice to:
A. Edward & Cynthia B. Fawwal
712 Oakline Circle
Birmingham, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, A. Edward Fawwal, a married man (herein referred to as grantors) do grant, bargain, sell and convey my interest unto A. Edward Fawwal and Cynthia B. Fawwal, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The East half of the Northeast quarter of the Northwest quarter of Section 34, Township 18 South, Range 2 East. Also all that part of the Southeast quarter of the Southwest quarter of Section 27, Township 18 South, Range 2 East, lying Southeast of Shelby County Highway #57, all situated in Shelby County, Alabama. Parcel Numbers: 05 8 34 0 000 004.002 (assessed value of \$83,610.00) and 05 8 27 0 000 009.001 (assessed value of \$5,560.00).

The source of Title to this document is that Scrivener's Affidavit recorded as Instrument Number 201706260002227120 in the office of the Judge of Probate of Shelby County, Alabama, on June 27, 2017.

NOTE: The above-described real estate does not constitute the homestead of the Grantor.

PREPARER OF THIS DEED EXPRESSES NO OPINION AS TO STATE OF TITLE.


TO HAVE AND TO HOLD to said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEE, her 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 noted 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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of April, 2019

 (Seal)
A. EDWARD FAWWAL

Shelby County, AL 04/26/2019
State of Alabama
Deed Tax: \$45.00


20190426000137870 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
04/26/2019 01:18:01 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Edward Fawwal, whose name(s) are 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 on the day the same bears date.

Given under my hand and official seal this 15th day of April, A.D., 20 .


NOTARY PUBLIC
My Commission Expires 10-27-2022



20190426000137870 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
04/26/2019 01:18:01 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 A. Edward Fawwal
Mailing Address 772 Oakline Circle
Birmingham AL 35226

Grantee's Name A Edward Fawwal
Mailing Address Cynthia B. Fawwal
772 Oakline Circle
Birmingham AL 35226

Property Address 484 Hwy 57
Unccst, AL 35178

Date of Sale 4/15/19
Total Purchase Price \$ 10w
or
Actual Value \$ full amount | 112 amount
or
Assessor's Market Value \$ 89,170.00 | \$44,585.00

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 Tax Assessor Evident

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 4/15/19

Print A. Edward Fawwal

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

