

This Instrument was Prepared by:

Send Tax Notice To: Zeyad Shunnarah

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27433

2790 Acorn Place
Vestavia, AL 35243

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Amanda Sue Bolton, a single woman, Danny Lodge, a married man, and Ashley Lodge, a Single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Zeyad Shunnarah and Mona Shunnarah**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 1 and 2 in Block 76, according to the map and survey of Dunstan's of the Town of Calera, Alabama.

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses, if any.

Amanda Sue Bolton, Danny Lodge and Ashley Lodge are the surviving grantees in that certain deed recorded in Instrument # 2011042200012419, in the Probate Office of Shelby County, Alabama; the other grantees, Annette Lodge Morris, having died on or about the 18th day of December, 2020; Rodney Dale Lodge, having died on or about the 17th day of August, 2011; Rita L. Cannon, having died on or about the 18th day of January, 2012; and Avery Calvin Lodge, having died on or about the 21st day of February, 2018.

Ernestine Lodge, who reserved a life estate in the caption lands, as shown in that certain deed recorded in Instrument # 20110422000124190, died on or about the 10th day of February, 2021.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor 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 the 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of September, 2021.

Amanda Sue Bolton
Amanda Sue Bolton

Danny Lodge
Danny Lodge

Jessup Lodge Attorney In Fact
by Jessup Lodge
as Attorney in Fact

Ashley Lodge
Ashley Lodge

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Amanda, Sue Bolton, Ashley Lodge and Jessup Lodge as Attorney in Fact for Danny Lodge, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2021.

April Clark
Notary Public, State of Alabama
My Commission Expires: 9-1-2024



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 Property Address	Amanda Sue Bolton Danny Lodge Ashley Lodge <hr/> 170 Pine Hill Rd Jamison Al 35085 <hr/> 474 17th St. Calera, AL 35040	Grantee's Name Mailing Address Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	Zeyad Shunnarah <hr/> 2790 Acton Place Vestavia AL 35243 <hr/> September 16, 2021 \$65,000.00 <hr/> <hr/> <hr/>
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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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	<u> </u>

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 of 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 <u>September 15, 2021</u>	Print <u>Amanda Sue Bolton</u>
<u>Unattested</u>	Sign <i>Amanda Bolton</i>
	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2021 12:37:34 PM
 \$94.00 CHERRY
 20210920000456120

Alle S. Boyd