

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

**Grantee Mailing Address/  
Send Tax Notice To:**  
**Nadim G Shunnarah**  
**Fadwa Shunnarah**  
**Nadim G Shunnarah Jr.**  
**623 Green Springs Ave**  
**Birmingham, AL 35205**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Charles P Gaines, Jr., unmarried**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Nadim G Shunnarah, Fadwa Shunnarah, and Nadim G Shunnarah Jr.**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Unit 307, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, pages 101 A thru D, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said **Nadim G Shunnarah, Fadwa Shunnarah, and Nadim G Shunnarah Jr.**, as joint tenants, with right of survivorship, successively, their heirs and assigns forever; it being the intention of the parties to this conveyance that, (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the entire interest in fee simple shall pass to the last surviving grantee herein named; and if no grantee herein named survives the others grantees herein named, such as might occur in case of death in a common disaster, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

ES NGS

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 1<sup>st</sup> day of November, 2023.

*Charles P Gaines Jr*

Charles P Gaines, Jr.

STATE OF ALABAMA )  
COUNTY OF ~~JEFFERSON~~ )  
LIMESTONE

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Charles P Gaines, Jr.** whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1<sup>st</sup> day of November, 2023.

My Commission Expires: 12/30/25

*[Signature]*  
Notary Public

Grantor's Address: 6854 Governors West NW #1317  
Huntsville, AL 35806

Property Address: 307 Sterling Oaks Dr Hoover, AL 35244



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2023 08:22:01 AM  
\$251.00 PAYGE  
20231102000321670

*Allie S. Beyl*