

SEND TAX NOTICE TO:

(Name) S. Phillip Bahakel

(Address) 2166 Montgomery Highway

Pelham, AL 35123

This instrument prepared by
ALAN BURDETTE
112 24th Avenue NW
Birmingham, Alabama 35215

FM No. ATC Rev. 5/82
WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

_____ COUNTY)

That in consideration of Two hundred twenty seven thousand four hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John J. Tamburello d/b/a KTAV Properties

(herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto

S. Phillip Bahakel

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 1, Block 1, Eckmen Subdivision, as recorded in Map Book 3, page 144, and recorded in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, reservations and restrictions of record.

\$201,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-31999

10/14/1993-31999
11:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 35.00

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of September, 19 93.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA)

Jefferson COUNTY)

I, Alan Burdette, a Notary Public in and for said

County, in said State, hereby certify that John J. Tamburello d/b/a KTAV Properties

whose name(s) 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 official seal this 24th day of September, 19 93.

Alan Burdette
Notary Public

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