

Prepared without benefit of survey. Attorney makes no certification as to legal description to property.

Send Tax Notice To:

Nadim A Al-Mubarak and wife,
Shafa Al-Khonsai
4732 Sandpiper Lane
Birmingham, Alabama 35244

This instrument was prepared by:
Lindsey J. Allison
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 880375
Birmingham, AL 35238

1994-25162

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 Twenty Nine Thousand One Hundred Ninety Nine Dollars and 60/100 (\$29,199.60) (and the assumption of the mortgage listed herein in the amount of \$141,800.34) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, John S. Matherne and wife, Olga C. Matherne, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Nadim A Al-Mubarak and wife, Shafa Al-Khonsai (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1-A, according to the survey of Helen Crow Mills Addition to Sandpiper Trail Subdivision, as recorded in Map Book 11, Page 91, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
2. Mineral and Mining rights excepted.
3. Mortgage from John S. Matherne and wife, Olga C. Matherne to North American Mortgage Company dated September 10, 1993 in amount of \$144,000.00, and recorded in Instrument No. 1993-28496 in the Probate Office which grantees assume and agree to pay.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, 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 lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Inst # 1994-25162

1-
08/12/1994-25162
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HOD 41.50

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, we (I) have hereunto set our hand(s) and seal, this 9th day of August, 1994

John S. Matherne
Grantor - John S. Matherne

Olga C. Matherne
Grantor Olga C. Matherne

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John S. Matherne and wife, Olga C. Matherne, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 9th day of August, 1994.

Kimberly M. Pelton
Notary Public

My commission expires: 3-5-95

Inst # 1994-25162

-2-
08/12/1994-25162
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCO 41.50