



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond, Woosley & Palmer
(Address) 2204 Lakeshore Drive, Suite 130
Birmingham AL 35209

Rhanya L. Malki
3016 Old Stone Drive
Birmingham AL 35243

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ninety Thousand and 00/100-----(\$90,000.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
MGC Martin G. Coffey, Jr. and wife, *RC* Rhonda Coffey

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

Rhanya L. Malki

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3-A, Block 1, according to the Map of a Resurvey and Subdivision of Lots 1,2,3,4 and 5, Block 1, according to the Map of Stoneridge as recorded in Map Book 6 page 153, also a Resurvey of Lot 6A Block 1 according to the Resurvey of Lots 6,7,8,9 and 10, Block 1 Stoneridge recorded in Map Book 7 page 153 in the Probate office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$ 89,826.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th
day of November, 19 94.

_____(SEAL) Martin G. Coffey, Jr. _____(SEAL)

_____(SEAL) Rhonda Coffey _____(SEAL)

Inst # 1994-35378

_____(SEAL) _____(SEAL)

STATE OF Alabama
Jefferson COUNTY }

I, the undersigned
in said State, hereby certify that *MGC* Martin G. Coffey, Jr. and wife, *RC* Rhonda Coffey

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November A.D. 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[Signature]

Notary Public

General Acknowledgment
12/01/94 10:46 AM CERTIFIED
a Notary Public for said County,
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Inst # 1994-35378